

# Dahl Memorial Medical Clinic



## Alaska Rural Primary Care Facility

### Assessment and Inventory Report

**Final**

**November 12, 2002**



**City of Skagway**



## Table of Contents

<b>1. EXECUTIVE SUMMARY</b>	<b>1</b>
A. OVERVIEW	1
B. RENOVATION/UPGRADE AND ADDITION	1
C. NEW CLINIC	2
<b>2. GENERAL INFORMATION</b>	<b>3</b>
A. PURPOSE OF REPORT AND ASSESSMENT PROCESS	3
B. ASSESSMENT TEAM	3
C. REPORT FORMAT	3
D. SITE INVESTIGATION	4
<b>3. CLINIC INSPECTION SUMMARY</b>	<b>5</b>
A. COMMUNITY INFORMATION	5
B. GENERAL CLINIC INFORMATION	6
1) Physical Plant Information	6
2) Clinic Program Usage Information	6
3) Community Program Sheet	7
C. PROGRAM DEFICIENCY NARRATIVE	8
1) Space Requirements and Deficiencies	8
2) Building Issues	8
3) Functional Design Issues	9
4) Health Program Issues	9
5) Utilities	10
D. ARCHITECTURAL / STRUCTURAL CONDITION	10
1) Building Construction	10
2) Interior Construction	10
3) Structural	11
E. MECHANICAL CONDITION	12
1) Heating System	12
2) Ventilation System	12
3) Plumbing System	12
F. ELECTRICAL CONDITION	13
1) Electrical Service	13
2) Power Distribution	13
3) Grounding System	13

4) Exterior Elements _____	13
5) Electrical Devices and Lighting _____	14
6) Emergency System _____	14
7) Fire Alarm System _____	14
8) Telecommunication _____	14
9) Electrical Life Safety Issues _____	14
G. CIVIL / UTILITY CONDITION _____	14
1) Location of Building _____	14
2) Site Issues _____	14
3) Proximity of Adjacent Buildings _____	15
4) Utilities _____	15
H. EXISTING FACILITY FLOOR PLAN (SITE PLAN IF AVAILABLE): _____	15
<b>4. DEFICIENCY EVALUATION _____</b>	<b>16</b>
A. DEFICIENCY CODES _____	16
B. PHOTOGRAPHS _____	18
C. COST ESTIMATE GENERAL PROVISIONS _____	19
1) New Clinic Construction _____	19
2) Remodel, Renovations and Additions _____	20
<b>5. SUMMARY OF EXISTING CLINIC DEFICIENCIES _____</b>	<b>22</b>
<b>6. NEW CLINIC ANALYSIS _____</b>	<b>23</b>
A. PROJECTED COST OF A NEW CLINIC _____	23
B. PROJECTED COST OF THE REPAIR/RENOVATION & ADDITIONS FOR EXISTING CLINIC _____	23
C. COMPARISON OF EXISTING CLINIC RENOVATION/ADDITION VERSUS NEW CLINIC _____	24
D. OVERALL PROJECT COST ANALYSIS _____	24
<b>7. CONCLUSIONS AND RECOMMENDATIONS _____</b>	<b>25</b>

**APPENDIX A: DEFICIENCIES**

**APPENDIX B: GENERAL PHOTOGRAPHS**

**APPENDIX C: CODE & CONDITION FIELD REPORT**

## **1. EXECUTIVE SUMMARY**

### **A. OVERVIEW**

The Dahl Memorial Medical Clinic in Skagway comprises a floor area of approximately 4082 gross square feet (SF) located within the core of the community. The facility is owned and operated by the City of Skagway; with administration provided on a subcontract basis through Bartlett Regional Hospital in Juneau. The main entry (without arctic vestibule) is at ground level and consists of a concrete walkway leading to a double glass door. A double door service entry off the alley at the rear of the building has direct access to the trauma room for ambulance service. An additional double door services the morgue. A single door private entry provides private access to the mental health office. A waiting area and reception counter are located just inside the main entry. There are a total of five office spaces including the mental health office. A records clerk space is located in the corridor between the kitchen and the morgue. There are three exam rooms, one trauma room, and two dental treatment rooms. Storage rooms consist of two main level storage areas and a large storage area in the attic with pull-down stair access. Other spaces include a kitchen, pharmacy, laboratory, radiology room, boiler and storage rooms, and five non-barrier free accessible restrooms.

It is difficult to compare the Skagway Clinic to the Alaska Rural Primary Care Facility Needs Assessment Program guidelines for a large "2,500 sq. ft. prototypical Denali Commission clinic." Although larger than the average community clinic (based on Denali Commission's population index) the clinic in Skagway still lacks the necessary space to provide adequate health service programs for the community of 841 residents, with a seasonal population over 2000.

Due to the high fluctuation of population in this community and the high usage rate of the current clinic, Skagway looks to be a candidate for a sub-regional health center. Although this facility appears to fall outside the guidelines for comparison to the prototypical program, this report will still be based on the programs set criteria.

### **B. RENOVATION/UPGRADE AND ADDITION**

The existing clinic requires an additional 250 square feet to accommodate current needs and meet with Alaska Rural Primary Care Facility (ARPCF) space guidelines. Additional space to be added to the clinic includes an office and laundry room. Handicap accessible restrooms and bathing facilities along with interior finish repair and replacement to all ceilings, walls and floors would be necessary. In addition, there will be modifications required to accommodate replacement of the building's electrical and mechanical systems.

---

## **C. NEW CLINIC**

---

Using the Denali Commissions Prototypical Clinic Program as delineated throughout this report the programmed recommendation of the consultant team would be to build a new 2,500 sq. ft. prototypical clinic to replace the existing facility. However, based on Skagway's existing clinic usage rate, size of existing building and supported staff, a 2,500 sq. ft. clinic would fall far short of meeting the current medical demand. After careful review, it is the recommendation of the consultant team that a new custom clinic be designed and built to replace the existing facility. The existing clinic space is structurally sound and could be renovated for reuse for a less demanding occupancy.

## **2. GENERAL INFORMATION**

### **A. PURPOSE OF REPORT AND ASSESSMENT PROCESS**

ANTHC has entered into a cooperative agreement with the Denali Commission to provide for the management of the small clinic program under Alaska Rural Primary Care Facility (ARPCF) guidelines, assessment, planning, design and construction. Over 200 clinics will be inspected through the course of the program. The purpose of the Code and Condition survey report is to validate the data provided by the community in the Alaska Rural Primary Care Facility Needs Assessment, providing each community with a uniform standard of evaluation for comparison with other communities to determine the relative need between for funding assistance for the construction of new or remodeled clinic facilities. The information provided in this report is a component of the scoring for the small clinic RFP the Denali Commission will send to communities in priority groups five and six. The information gathered will be tabulated and analyzed according to a set of fixed criteria that should yield a priority list for funding. Additionally, the relative cost of new construction vs. remodel/addition will be evaluated to determine the most efficient means to bring rural clinics to a uniform standard of program and construction quality.

A team of professional Architects and Engineers traveled to the site and completed a detailed Field Report that was reviewed by all parties. Subsequently, the team completed a draft, and then final report of the facility condition.

### **B. ASSESSMENT TEAM**

The survey was conducted on November 12, 2002, by Wallace Swanson, AIA of Larsen Consulting Group, Inc., Robert Jernstrom, PE of Jernstrom Engineering and Jerry Hendrickson, PE of ANTHC. Jerry made introductions and conducted the briefings to ensure complete understanding of the inspection process. Preparation of the information gathered was a collective effort among the members of the field team, Holly Kelty, LCG's Project Coordinator and Estimations, Inc.

### **C. REPORT FORMAT**

The adopted modified "Deep Look" format and facilities investigation and condition report used by both ANTHC and the Public Health Service in maintaining an ongoing database of facilities throughout the country. Facilities are evaluated with respect to the requirements of the governing building codes and design guidelines. Building code compliance, general facility condition and program needs are evaluated. The written report includes a floor plan of the clinic, site plan as available and new plans for renovation/upgrade or new clinics. Additional information was gathered during the field visit including a detailed Field Report and building condition checklist, sketches of building construction details, investigations of potential sites for new or replacement clinics and proposed plans for city utility upgrades. This information is available for viewing at ANTHC's Anchorage office and will be held for reference.

---

#### **D. SITE INVESTIGATION**

---

On November 12, 2002, the team flew to the site, made observations, took photos and discussed the facility needs with on-site personnel. Approximately four hours were spent on site. This was sufficient time to investigate architectural, structural, mechanical and electrical systems and interview staff to assess current and projected health care needs.

### 3. CLINIC INSPECTION SUMMARY

#### A. COMMUNITY INFORMATION

##### Population:

- ◆ 841 (2002 est. by State Demographer, DOL/WD)
- ◆ 1st Class City, Unorganized, Skagway City Schools, Sealaska Corporation

**Location:** Skagway is located 90 miles northeast of Juneau at the northernmost end of Lynn Canal, at the head of Taiya Inlet. It lies 108 road miles south of Whitehorse, just west of the Canadian border at British Columbia. It lies at approximately 59.45833° North Latitude and -135.31389° West Longitude. (Sec. 11, T028S, R059E, Copper River Meridian.) Skagway is located in the Skagway Recording District. The area encompasses 452.4 sq. miles of land and 11.9 sq. miles of water.

**History:** "Skagua" was the Tlingit name, which means "the place where the north wind blows." Capt. William Moore and Skookum Jim, a Tlingit from the Carcross-Tagish area of the Yukon Territory, discovered the White Pass route into Interior Canada in June 1887. Capt. Moore and his son Bernard staked a claim and built a cabin on the waterfront in October 1887. They called the place "Mooreville." In July 1897, gold was discovered in the Klondike, and the first boatload of prospectors landed. By October 1897, according to a Northwest Mounted Police Report, Skagway "had grown from a concourse of tents to a fair-sized town with well-laid-out streets and numerous frame buildings, stores, saloons, gambling houses, dance houses and a population of about 20,000." Five thousand stampeders alone landed in February 1898, according to Customs Office records. Two trails were used by the gold seekers to reach the headwaters of the Yukon River. The 33-mile-long Chilkoot Trail began at nearby Dyea; and the 40-mile White Pass Trail began at Skagway and paralleled the present-day route of the White Pass & Yukon Railway. Thousands of men carried supplies up the 33-mile Chilkoot Trail, or took the 40-mile White Pass trail to Lake Bennett, where they built boats to float down the Yukon River to Dawson City and the gold fields, 500 miles distant. In 1898 a 14-mile, steam-operated tramway was constructed, which eased the burdens of those able to pay. Skagway became the first incorporated City in Alaska in 1900; their population was 3,117 at that time, the second-largest settlement in Alaska. Tales of fortune seekers, lawlessness and Soapy Smith are legendary. The City was formed in 1900. Once the gold rush ended in 1900, Skagway might have become a ghost town if not for the White Pass and Yukon Railroad construction in 1898. The railroad was the first in Alaska, and provided freight, fuel and transportation to Whitehorse and served the Anvil Gold Mines in the Yukon. It employed many locals until 1982, when the Mine closed. Construction of the Klondike Hwy. in 1979 gave Skagway a link to the Alaska Highway and State ferry connection to Southeast.

**Culture:** Skagway is predominantly a tourist community, with historical Tlingit influences. Downtown buildings have been colorfully restored to reflect the history of the gold rush through the Chilkoot Pass.

**Economy:** The tourist industry flourishes in Skagway, as a port of call for cruise ships and a transfer site for rail and interior bus tours. Over 600,000 cruise ship passengers and numerous State ferry travelers visit Skagway each year. The Klondike Gold Rush Historical Park and White Pass and Yukon Railroad are major attractions. An Economic Impact Study conducted by the City of Skagway in 1999 found that 51% of the owners of visitor-related businesses are not year-round residents. Trans-shipment of lead/zinc ore,

fuel and freight occurs via the Port and Klondike Hwy. to and from Canada. Four residents hold commercial fishing permits.

**Facilities:** Water is derived from three wells near 15th and Alaska Streets, is stored in a tank and piped throughout Skagway. Piped sewage receives primary treatment with an ocean outfall. Demands of the system nearly double each summer, with the influx of tourism business operators. Almost all homes are fully plumbed. Some houses use individual wells and septic systems. The landfill is closed; however, the City operates a new incinerator, baler, and ash fill facility. The community participates in recycling and annual hazardous waste disposal events. Alaska Power & Telephone Co., based in Skagway, provides power to Southeast and the Interior. It owns and operates diesel and hydro systems in Skagway, and diesel systems in Tok, Hydaburg and Craig.

**Transportation:** The Klondike Highway and Alaska Highway provide a connection through British Columbia and the Yukon Territory, Canada, to the lower 48 states or north to Interior Alaska. Skagway is accessed by air, road, water, and rail services. The State owns the 3,750' paved runway and a seaplane base at the boat harbor, with scheduled air taxis. Skagway receives regular State ferry and barge services. A breakwater, ferry terminal, cruise ship dock, small boat harbor, boat launch, and boat haul-out are available. The White Pass and Yukon Route Company owns two deep draft docks for cargo loading and storage. Freight arrives by barge, ferry and truck.

**Climate:** Skagway experiences a maritime climate with cool summers and mild winters. Average summer temperatures range from 45 to 67; winter temperatures average 18 to 37. Within the shadow of the mountains, Skagway receives less rain than is typical of Southeast Alaska, averaging 26 inches of precipitation per year, and 39 inches of snow.

## **B. GENERAL CLINIC INFORMATION**

### **1) Physical Plant Information**

The Dahl Memorial Medical Clinic comprises a single story building with an area of approximately 4082 gross square feet (SF) located in the heart of the community. The facility is owned and operated by the City of Skagway; with administration provided on a subcontract basis through Bartlett Regional Hospital in Juneau. The facility has no arctic entries. The main entry is at ground level and consists of a concrete walkway leading to a double glass door. A double door service entry at the rear of the building has direct access to the morgue and a single door private entry provides private access to the mental health office. A waiting area and reception counter are located at the main entry. There are five office spaces including a mental health office. A records clerk space is located in the corridor between the kitchen and the morgue. There are three exam rooms, one trauma room, and two dental treatment rooms. Storage rooms consist of two main level storage areas and a large storage area in the attic with pull-down stair access. Other spaces include a kitchen, pharmacy, laboratory, radiology room, boiler and storage rooms, and three non-barrier free accessible restrooms.

### **2) Clinic Program Usage Information**

Patient records indicate the clinic saw an average of 213 patients per month in 2002, and 360 patients per month in 2001. Patient encounters appear to have decreased 59% in the last two years; however, due to personnel changes in Administration, the manner in which data was collected and recorded in 2001 differed from 2002 resulting in the difference in patient care totals between the 2 years. According to clinic staff, actual patient care numbers have increased.

---

Two full-time Community Health Practitioners (CHP) and two medical assistants provide medical services with administrative support from one receptionist and one medical records/collections specialist. Itinerant care includes a dentist who travels to Skagway every two or three months, staying for approximately one or two days and an internal medicine doctor rotating every two months opposite an emergency medicine/primary care doctor that provide for medical care one day each month. Mental Health Office in the clinic is sponsored by Lynn Canal Mental Health out of Haines.

### **3) Community Program Sheet**

Attached at the end of this section is the Community Program Sheet completed by the City of Skagway.

# PROGRAM

Community Skagway, Ak Unique ID # \_\_\_\_\_  
 Organization Skagway Medical Corp.

## P1.0 Services

The your program provides these services and functions. A "YES" answer implies that these services are services listed in questions P1.1 – P1.41 and P4.1 – P4.7 may be considered components of comprehensive primary care. These services may be provided by a variety of health care providers, including Community Health Aides / Practitioners, Nurse Practitioners, Physician Assistants, Physicians, etc. Please indicate whether provided on a regular basis by full or part time local staff. If you answered "NO" or "Itinerant Basis Only" please indicate why by checking one or more boxes to the right, and then indicate if any of the services should be provided on a regular basis to meet local program and/or community goals.

Key:		Currently Provided?			If Not, Why? (check all that apply)							Should Be Provided?	
		Yes	Itin. Basis Only	No	Not Needed In This Size Comm.	Not Wanted By Comm.	Inadeq. Funding	Inadeq. Space	Inadeq. Equip.	Inadeq. Staff Avail.	Other	Yes	No
Basic Primary Care Services Related To:													
P1.3	Substance Abuse Diagnosis	X										X	
P1.4	Substance Abuse Treatment			X			X	X		X		X	
P1.5	Mental Health Diagnosis	X										X	
P1.6	Mental Health Treatment			X			X	X		X		X	
P1.13	Preventive Dental Services			X			X		X	X		X	
P1.14	Dental Treatment Services			X			X		X	X		X	

Person Contacted in the Community: Kendell Simm, PA  
907.983.2255 / 3308

## C. PROGRAM DEFICIENCY NARRATIVE

### 1) Space Requirements and Deficiencies

SPACE COMPARISON MATRIX											
Current Skagway Actual SF to Denali Commission Large Clinic											
Alaska Rural Primary Care Facility				Current Clinic			Large Clinic			Difference	
Purpose / Activity	Designated Itinerant			Actual Net SF			ARPCF SF			Difference	
	Size	No.	Net Area (SF)	Size	No.	Net Area (SF)	Size	No.	Net Area (SF)	Size	Net Area (SF)
Arctic Entries				0	0	0	50	2	100		-100
Waiting/Recep/Closet	150	1	150	252	1	252	170	1	170		+82
Trauma/Telemed/Exam	200	1	200	240	1	240	200	1	200		+40
Office/Exam				242	1	242	150	2	300		-58
Admin./Records				618	1	618	110		110		+508
Pharmacy/Lab				133	1	133	80	1	80		+53
Portable X-ray				188	1	188	40	1	40		+148
Specialty Clinic/Health Ed/Conf				373	1	373	150	1	150		+223
Patient Holding/ Sleeping Room				133	1	133	150	1	150		-17
Storage	150	1	150	350	1	350	120	1	120		+230
HC Toilet				128	2	128	60	2	120		+8
Janitor's Closet				62	0	62	30	1	30		+32
Kitchen				72	1	72					
Subtotal Net Area			500			2791			1570		+1221
Circulation & Net/Gross Conv. @ 45%						1227			707		+520
Subtotal (GSF)						4018			2277		+1741
Mechanical Space @ 8%				64	1	64			182		-118
<b>Total Heated Space</b>			<b>500</b>			<b>4082</b>			<b>2459</b>		<b>+1623</b>
Morgue (unheated enclosed space)			0			252	30	1	30		+222
Ext. Ramps, Stairs, Loading	HC Accessible			As Required			As Required			As Required	

a. Overall Space Deficiencies: The Skagway clinic exceeds ARPCF space requirements by approximately 1623 SF; however, the facility is deficient in office space and lacks arctic entries. The laundry room, although not included in program requirements, is too small, blocking electrical panels and needs to be expanded.

b. Specific Room Deficiencies: The clinic lacks arctic entries, ADA compliant bathrooms, and a separate laundry room.

### 2) Building Issues

a. Arctic Entries: There are no arctic entries in the facility.

b. Waiting / Reception: The waiting/reception area is located at the main entry and works well for the clinic.

- c. Exam / Trauma: The trauma room is adequate in size and functions well.
- d. Exam Room: The existing exam room is adequate and functions well.
- e. Office / Administration / Records: The records clerk space is located in the corridor between the kitchen and the morgue. The records clerk space narrows the corridor to less than that required by code and should be located in a separate space.
- f. Pharmacy / Lab: The pharmacy/lab works well for the facility.
- g. Portable X-Ray: The clinic has a separate room for radiology.
- h. Specialty Clinic / Health Education / Conference: Mental Health services are accommodated in the clinic, with private entry, and work well for the facility.
- i. Patient Holding / Sleeping Room: There is one patient holding room in the clinic.
- j. Storage: Storage space includes two storage areas on the main floor and a large storage space in the attic with pull-down stair access. The amount of storage is adequate; however, the storage room behind the morgue does not have gypsum board on the walls as required by code.
- k. HC Toilet Facilities: Restrooms do not meet IBC and ADA requirements; and there is no ADA shower facility.
- l. Janitor's Room: The janitor's closet shares the space with the mechanical room.
- m. Mechanical/Boiler Room: The mechanical room is too small to be efficiently maintained.
- n. Ancillary Rooms: There is a morgue at the rear of the building. Floor transition exceeds maximum vertical change allowed by code.

### **3) Functional Design Issues**

- a. Laundry operations currently block access to electrical panels and should occupy their own separate space. Handicap accessible concrete stoop and walkway to the exterior private entry to the mental health office is needed. Also, the records clerk space in the corridor narrows it to less than that required by code. Barrier free accessibility is poor.

### **4) Health Program Issues**

- a. Patient Comfort and Privacy: When traveling health care personnel visit the clinic there are no designated facilities for itinerant care providers.
- b. Medical/Infectious Waste: Red Bag Waste is handled at the community incinerator.
- c. Infection Control: The clinic is well kept and cleaned daily.
- d. Insect and Rodent Control: None noted.
- e. Housekeeping: There were no concerns expressed regarding the ability to provide adequate cleaning and housekeeping in this facility.

## 5) Utilities

- a. Water Supply: The water system plumbing is typical ½" and ¾" copper distribution piping to the clinic exam sink and toilet fixtures. The city provides the water needs of the clinic. The exam rooms do not have a sink for washing hands and for other sanitation requirements as required by code.
- b. Sewage Disposal: City sanitary sewer provides the needs of the clinic.
- c. Electricity: The electrical service is provided by an overhead service lateral connected to a direct metered 200 AMP unit. The meter is a Nema 3R rated unit. The service for the clinic is rated at 200 Amp, 120/240V, 1Ph, 3 wire system. The main disconnect is located inside the building. The service loading appears to be minimal.
- d. Telephone: A new telephone switch is installed and a telephone is located in each room.
- e. Fuel Oil: The clinic's heating fuel oil storage tank is located below ground adjacent to the building. This underground fuel oil storage tank is 35 years old, is leaking fuel into the ground, and needs to be replaced. The tank does not meet IFC requirements for piping (IFC section 2206.6.3), venting (IFC section 3404.2.7.3), and tanks (IFC section 2703.2.4).

## D. ARCHITECTURAL / STRUCTURAL CONDITION

### 1) Building Construction

- a. Floor Construction: Concrete slab on grade. Appears to be in good condition.
- b. Exterior Wall Construction: Pre-manufactured building with metal siding over a steel moment resisting frame steel superstructure. A 2x4 inner wall has r-19 batt insulation (assumed) with vapor barrier and gypsum board.
- c. Roof Construction: Pre-manufactured building with metal roofing over a steel moment resisting frame steel superstructure. The ceiling is 2x6 joists at 16"o.c. with r-19 batt insulation (assumed) with vapor barrier and gypsum board. The attic space is mechanically ventilated.
- d. Exterior Doors: The exterior doors are insulated hollow metal or glass and are in fair condition with the exception of the door hardware which is not ADA compliant.
- e. Exterior Windows: Windows are either wood or vinyl frames with double pane glass with a mixture of casement and sliders. The windows are in fair shape.
- f. Exterior Decks, Stairs and Ramps: The clinic is built on grade and does not require landings, ramps, or stairs.

### 2) Interior Construction

- a. Flooring: Sheet vinyl or carpeting throughout the facility. All finishes are antiquated and require replacement. The sheet vinyl is bubbling and cracking in numerous locations. Sanitizing due to these irregularities is difficult to impossible.

- b. Walls: The walls are constructed with 2X4 wood studs with ½" GWB. Painting is required throughout the facility. Cleanable wall surfaces for the restrooms and other wet areas require replacement or are non-existent.
- c. Ceilings: Painted gypsum board throughout. All surfaces need to be refinished.
- d. Interior doors: Interior doors are hollow core wood and provide no sound insulation for privacy. Door hardware does not meet ADA requirements.
- e. Casework: Box construction is from solid wood with wood and plastic laminate finishes. All casework is antiquated and requires refurbishment for sanitation purposes. Hardware needs replacement for handicap accessibility. Structurally the casework is in good condition.
- f. Furnishings: Furnishings are in fair condition and no replacement is required.
- g. Insulation:
  - ♦ Floor Insulation 0
  - ♦ Wall Insulation R-19 (Assumed) Additional suggested.
  - ♦ Attic/Roof Insulation R-19 (Approximate) Additional required.
  - ♦ Attic Ventilation Mechanically ventilated
- h. Tightness of Construction: The facility is generally of sound construction and quality.
- i. Arctic Design: The clinic is lacking because there are not functional arctic vestibules or proper insulation for energy efficiency.

### 3) Structural

A constant structural engineering concern of older buildings is the fact that the standard practices of engineering and construction for wood framed buildings used prior to the mid 1980's did not concern themselves with the forces exerted on a structure by earthquakes. The result of this practice is that most wood framed building were built without the allowances for a fully developed lateral shear and hold-down system from the roof down through the walls and floor framing system to the foundations. As this is a very difficult thing to verify after all the finishes are in place, one can only assume that such framing anchorage does not exist. Our vast experience with demolition and/or remodeling structures of older construction has proven time and again that these building do not incorporate these features and as such do not meet the building codes of today.

- a. Foundations: Concrete slab on grade. Appears to be in good condition.
- b. Walls and Roof: Pre-manufactured building with metal siding and roofing over a steel moment resisting frame steel superstructure. The structure is sound.
- c. Landings: The clinic is built on grade and does not require landings, ramps, or stairs.

---

## E. MECHANICAL CONDITION

---

### 1) Heating System

- a. Fuel Storage and Distribution: The clinic's heating fuel oil storage tank is located below ground adjacent to the building. This underground fuel oil storage tank is 35 years old, is leaking fuel into the ground, and needs to be replaced. The tank does not meet IFC requirements for piping (IFC section 2206.6.3), venting (IFC section 3404.2.7.3), and tanks (IFC section 2703.2.4)
- b. Boilers: A single commercial grade, oil-fired boiler provides heating for the entire clinic. The boiler is 35 years old, in poor condition with missing controls and systems that are required by code. There is severe corrosion on the boiler stack and the vent assembly is in poor condition. There is a combustion air opening for the boiler which is not constructed to code. There are no additional heaters in the clinic to assist with heating.  
  
A large number of boxes, parts, equipment, etc. are stored in the boiler room making access for inspections, maintenance, and repair difficult.
- c. Heat Distribution System: The heating piping has been routed in the ceiling space of the clinic. The baseboard enclosures and convectors are all in poor condition. The entire heating system is in need of replacement.

### 2) Ventilation System

- a. Supply Air System: The laboratory, radiology, emergency room, office, and kitchen do not have an accessible operable window nor is there an operable ventilation system in the clinic to provide ventilation air to these spaces. The existing ventilation system serving the remaining rooms in the clinic is old, not operational, and essentially abandoned.
- b. Outside Air: Some of the rooms with operable windows have broken or missing operators so the windows cannot be opened.
- c. Exhaust Air: Ceiling mounted exhaust fans service the toilet rooms. These fans are operational and are ducted outside. The laboratory and janitor's room are not provided with an exhaust fan. The kitchen range is not provided with a code required range hood and exhaust fan. The existing exhaust fan for the x-ray darkroom is not operation and does not provide the required exhaust air as required by code.

### 3) Plumbing System

- a. Water System: The water system plumbing is typical 1/2" and 3/4" copper distribution piping to the clinic exam sinks and toilet fixtures. The city water system provides the water needs of the clinic.  
  
The exam rooms do not have a sink for washing hands and for other sanitation requirements as required by code
- b. Sewer System: City sanitary sewer provides the needs of the clinic.
- c. Fixtures: The toilet room plumbing fixtures are not ADA approved or UPC code compliant for barrier free access.

- d. Water Heater: The water heater (heat exchanger) is installed in the mechanical room. The heat exchanger uses boiler heating water to heat the domestic water. The equipment and system is in poor condition.

## **F. ELECTRICAL CONDITION**

---

### **1) Electrical Service**

- a. The electrical service is provided by an overhead service lateral connected to a direct metered 200 AMP unit. The meter is a Nema 3R rated unit.
- b. The service for the clinic is rated at 200 Amp, 120/240V, 1 Ph, 3 wire system.
- c. The main disconnect is located inside the building.
- d. The service loading appears to be minimal.

### **2) Power Distribution**

- a. The clinic has a 200 Amp branch circuit load center with 22 poles total of which 6 poles are spare. A washing machine is located in front of the panel which should be relocated to provide working clearance in front of the panel.
- b. The equipment is 3 phase. Phase C is jumpered Phase B.
- c. Type THHN #2/0 or #3/0 Copper power cables are routed from the meter to the load center with no ground included. The cable is routed in metallic raceway inside the facility.
- d. The majority of the branch circuit wiring is installed using type NM cable with no redundant ground as required by NEC for patient care areas.
- e. The circuit directory is not up to date with current loads served.
- f. No separate ground bus is provided in the panel for ground conductors and the ground conductors are terminated on the neutral bus.

### **3) Grounding System**

- a. The building does not have a grounding electrode system and no bonds were found to the foundation, metallic piping etc.
- b. The metallic piping systems bond to the service could not be located as required by NEC 250.
- c. The patient care areas are not provided with a metallic raceway system and the insulated grounding conductor routed to each receptacle in accordance with the requirements of NEC 517.13 A and B.

### **4) Exterior Elements**

- a. The exterior lighting is provided at the front entry by an incandescent pendants and HID wall packs controlled by a photocell.

- b. No exterior power receptacles were installed.
- c. The telephone service entrance is routed overhead to the facility via a demarcation enclosure.

**5) Electrical Devices and Lighting**

- a. Receptacles are grounding type.
- b. The lighting is predominately 4 ft fluorescent T12 lamp surface mounted and recessed fixtures.
- c. Interior device plates are non-metallic ivory decorative plates.

**6) Emergency System**

- a. The emergency lighting is provided by two wall mounted modules installed egress paths.

**7) Fire Alarm System**

- a. No fire alarm system was installed.

**8) Telecommunication**

- a. A new telephone switch is installed and a telephone is located at each room.

**9) Electrical Life Safety Issues**

- a. Emergency egress batteries fail during prolonged test.
- b. The grounding for the facility is not in accordance with NEC requirements for services or patient care areas.
- c. An "Essential Electrical System" is not provided for the facility as required for Clinics which provide Critical Care.

**G. CIVIL / UTILITY CONDITION**

---

**1) Location of Building**

- a. Patient Access: The clinic is near the center of the city and is very accessible to the community. The clinic is fairly close to the airport and is acceptable for emergency or medi-vac situations. The building is built on grade and does not require a ramp for accessibility.
- b. Service Access: An alley provides good service and emergency access.
- c. Other Considerations: The facility is located on a slightly elevated site. It drains well and is in a good location.

**2) Site Issues**

- a. Drainage: Drainage from the site is adequate.
- b. Snow: The snow-drifting potential is manageable.

### 3) Proximity of Adjacent Buildings

- a. There are no immediately adjacent structures.

### 4) Utilities

- a. Water Supply: The water system plumbing is typical ½" and ¾" copper distribution piping to the clinic exam sinks and toilet fixtures. The city water system provides the water needs of the clinic.
- b. Sewage Disposal: City sanitary sewer provides the needs of the clinic.
- c. Electricity: The electrical service is provided by an overhead service lateral connected to a direct metered 200 AMP unit. The meter is a Nema 3R rated unit. The service for the clinic is rated at 200 Amp, 120/240V, 1 Ph, 3 wire system.
- d. Telephone: A new telephone switch is installed and a telephone is located at each room.
- e. Fire Alarm System: No fire alarm system was installed.
- f. Fuel Storage System: The clinic's heating fuel oil storage tank is located below ground adjacent to the building. This underground fuel oil storage tank is 35 years old, is leaking fuel into the ground, and needs to be replaced. The tank does not meet IFC requirements for piping (IFC section 2206.6.3), venting (IFC section 3404.2.7.3), and tanks (IFC section 2703.2.4)

## H. EXISTING FACILITY FLOOR PLAN (SITE PLAN IF AVAILABLE):

Following this section we have attached drawings we have been able to identify, find, or create as part of this report.

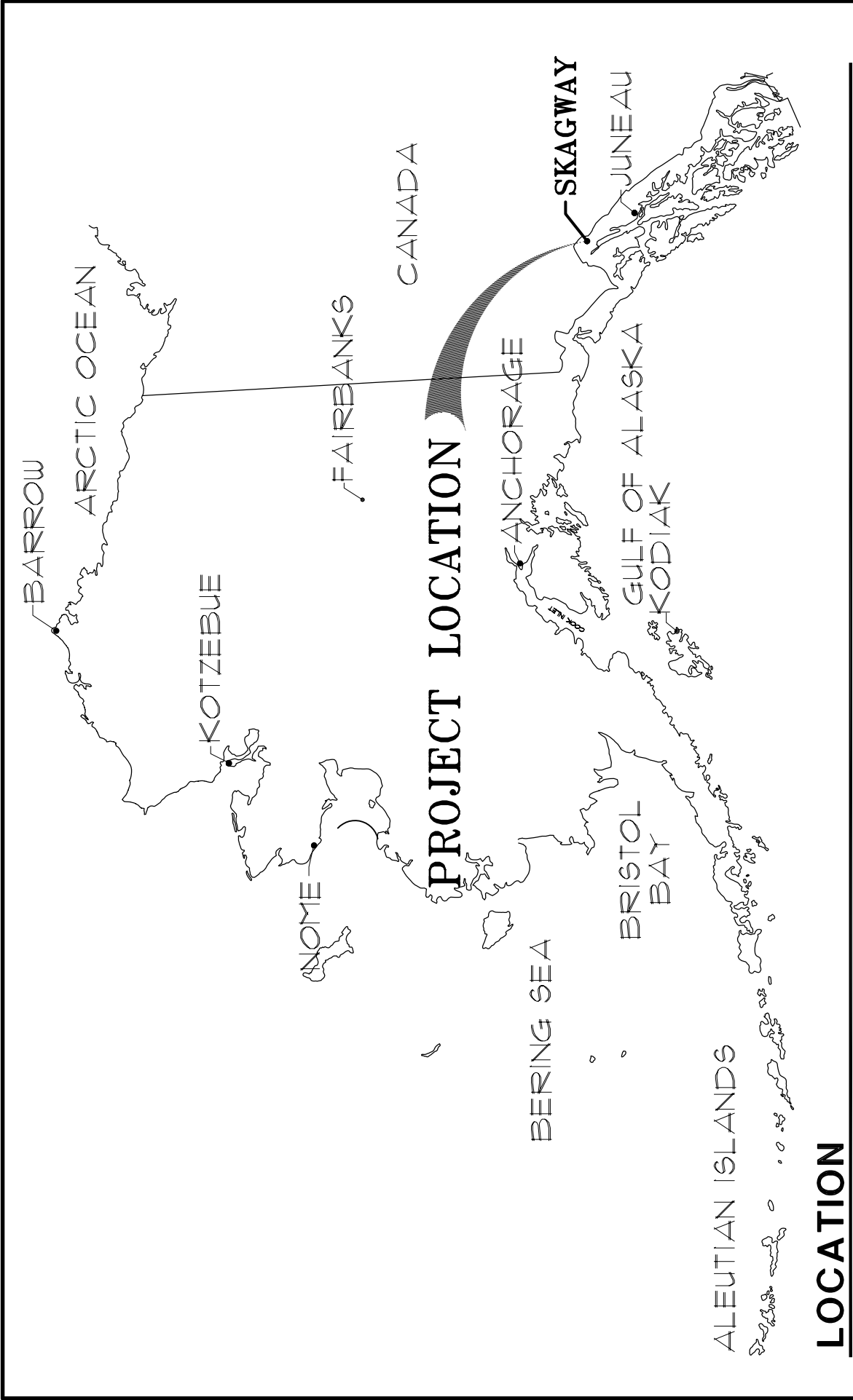
Map of Region

A1 Site Plan

A2 Existing Floor Plan



A3 Existing Wall Section

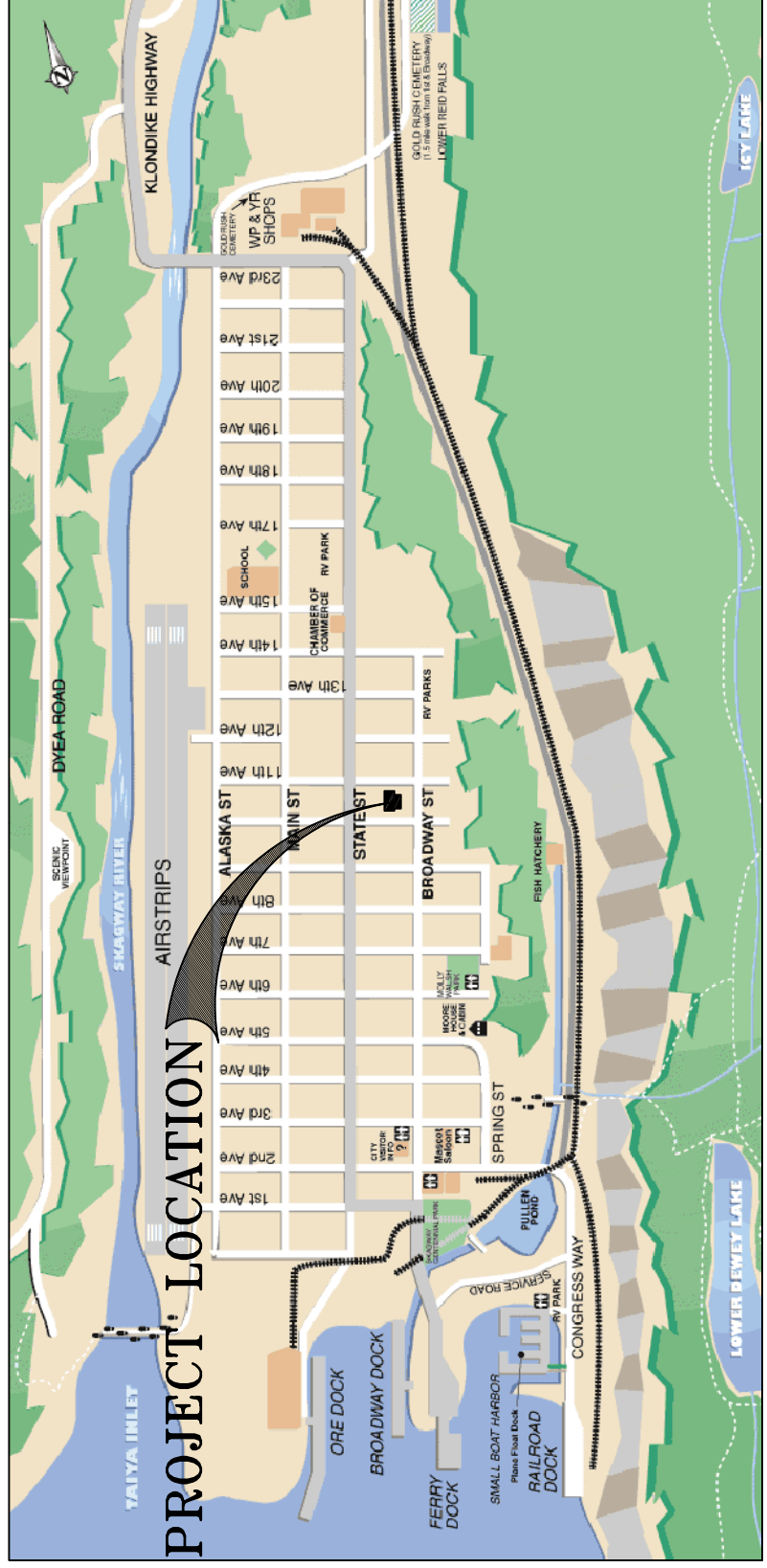
A4 Prototypical Large Clinic



# LOCATION

SCALE: NTS

		<p>FACILITY ASSESSMENT AND INVENTORY SURVEYS FOR SKAGWAY ALASKA NATIVE TRIBAL HEALTH CONSORTIUM</p>	DESIGNED BY:
		DATE: 11/11/02	
		SCALE: NTS	
		JOB NO: 223.16	



# EXISTING SITE PLAN

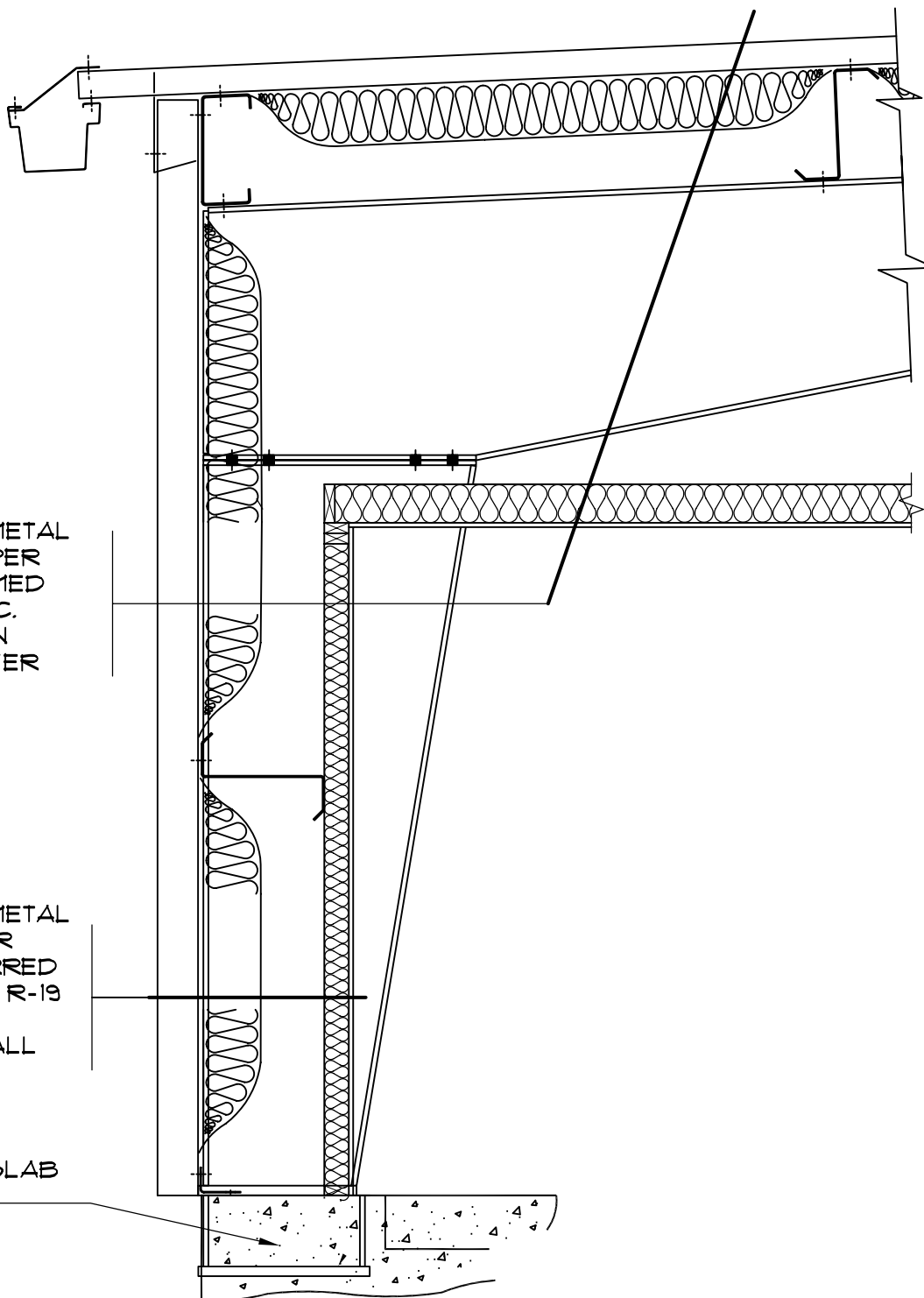
SCALE: NTS



FACILITY ASSESSMENT AND  
INVENTORY SURVEYS  
FOR SKAGWAY  
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

DESIGNED BY:	NTS
DATE:	11/11/02
SCALE:	NTS
JOB NO:	223.16

SHEET  
A1



PRE-MFR. BUILDING WITH METAL ROOFING OVER STEEL SUPER STRUCTURE. CEILING FRAMED WITH 2X6 JOISTS AT 16" O.C. WITH R-19 BATT INSULATION (ASSUMED), VAPOR BARRIER AND GYPSUM BOARD.

PRE-MFR. BUILDING WITH METAL SIDING OVER STEEL SUPER STRUCTURE. INTERIOR FURRED WALL (2X4 ASSUMED) HAS R-19 BATT INSULATION, VAPOR BARRIER AND GYPSUM WALL BOARD

REINFORCED CONCRETE SLAB ON GRADE

## EXISTING WALL SECTION

SCALE: NTS



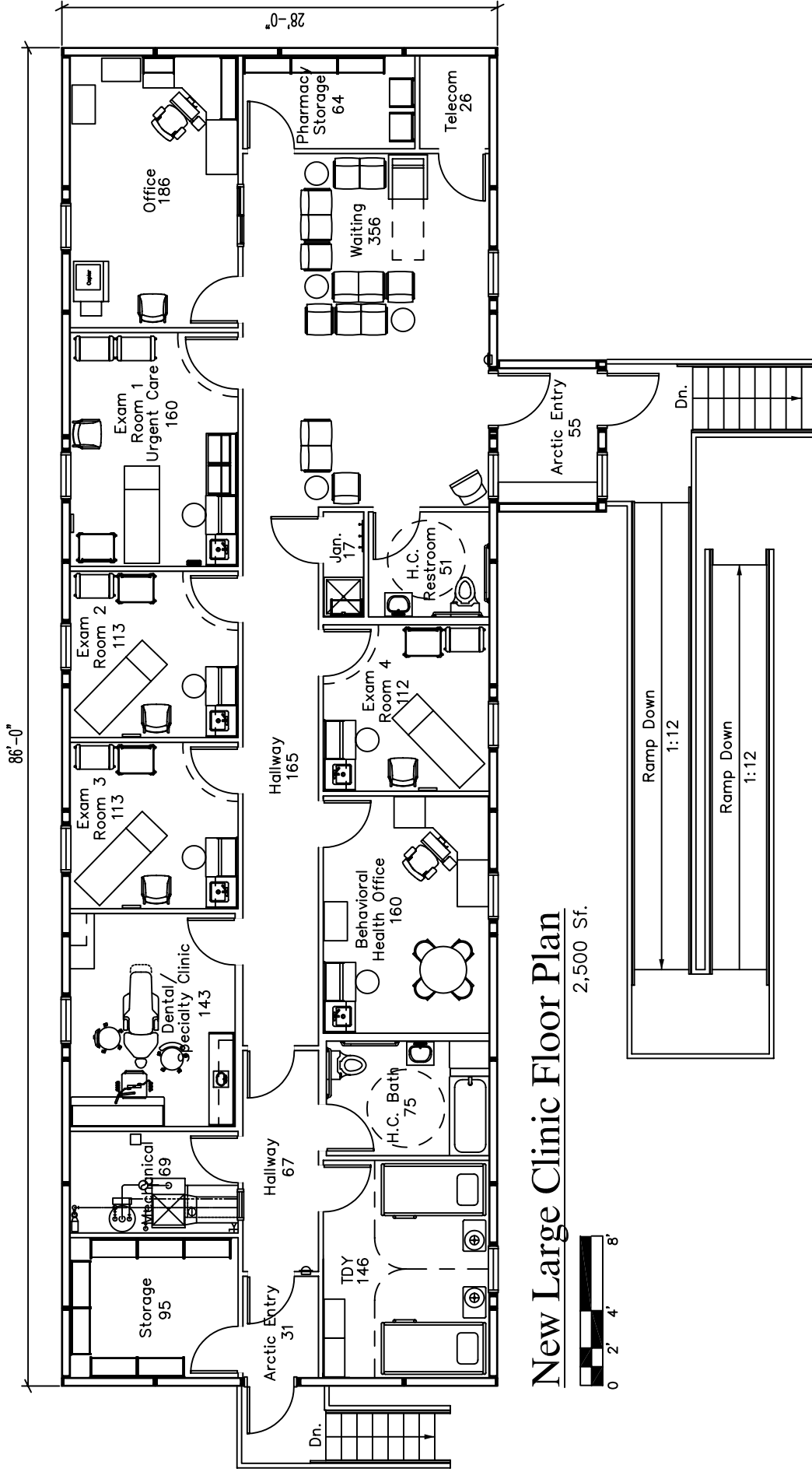
DRAWING NAME:

FACILITY ASSESSMENT AND  
INVENTORY SURVEYS  
FOR SKAGWAY

ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

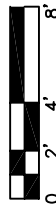
DESIGNED BY:	WS
DATE:	12/02/02
SCALE:	NTS
JOB NO:	223.16

SHEET  
A3



**New Large Clinic Floor Plan**

2,500 Sf.



# ALASKA PRIMARY CARE FACILITY CODE & CONDITION SURVEYS

For The Denali Commission

YUKON-KUSKOKWIM HEALTH CORP  
ALASKA

Sheet Contents  
NEW LARGE  
CLINIC FLOOR PLAN

Drawn DT Company	Date 11/28/2001
Checked G.L.W.	Job No. 010602

Sheet #:  
**A4**

## 4. DEFICIENCY EVALUATION

### A. DEFICIENCY CODES

The deficiencies are categorized according to the following deficiency codes to allow the work to be prioritized for funding. The codes are as follows:

- 01 Patient Care:** \_\_\_\_\_ Based on assessment of the facilities ability to support the stated services that are required to be provided at the site. Items required for the patients social environment such as storage, privacy, sensitivity to age or developmental levels, clinical needs, public telephones and furnishings for patient privacy and comfort.
- 02 Fire and Life Safety:** \_\_\_\_\_ These deficiencies identify areas where the facility is not constructed or maintained in compliance with provisions of the state mandated life safety aspects of building codes including the Uniform Building Code, International Building Code, The Uniform Fire Code, NFPA 101, The Uniform Mechanical and Plumbing Codes and The National Electrical Code. Deficiencies could include inadequacies in fire barriers, smoke barriers, capacity and means of egress, door ratings, safe harbor, and fire protection equipment not covered in other deficiency codes.
- 03 General Safety:** \_\_\_\_\_ These deficiencies identify miscellaneous safety issues. These are items that are not necessarily code items but are conditions that are considered un-safe by common design and building practices. Corrective actions required from lack of established health care industry safety practices, and local governing body code safety requirements. I.e. Occupational Safety Health Administration (OSHA) codes & standards.
- 04 Environmental Quality:** \_\_\_\_\_ Deficiencies based on Federal, State and Local environmental laws and regulations and industry acceptable practices. For example this addresses DEC regulations, hazardous materials and general sanitation.
- 05 Program Deficiencies:** \_\_\_\_\_ These are deficiencies that show up as variations from space guidelines evaluated through industry practices and observation at the facility site and documented in the facility floor plans. These are items that are required for the delivery of medical services model currently accepted for rural Alaska. This may include space modification requirements, workflow pattern improvements, functional needs, modification or re-alignment of existing space or

other items to meet the delivery of quality medical services. (Account for new space additions in DC 06 below)

- 06 Unmet Supportable Space Needs:** \_\_\_\_\_ These are items that are required to meet the program delivery of the clinic and may not be shown or delineated in the Alaska Primary Care Facility Space Guideline. Program modifications requiring additional supportable space directly related to an expanded program, personnel or equipment shall be identified in this section; for example additional dental space, specialty clinic, storage, or program support space that requires additional space beyond the established program.
- 07 Disability Access Deficiencies:** \_\_\_\_\_ The items with this category listing are not in compliance with the Americans with Disabilities Act. This could include non-compliance with accessibility in parking, entrances, toilets, drinking fountains, elevators, telephones, fire alarm, egress and exit access ways, etc.
- 08 Energy Management:** \_\_\_\_\_ These deficiencies address the efficiency of lighting, heating systems/fuel types and the thermal enclosures of buildings, processes, and are required for energy conservation and good energy management.
- 09 Plant Management:** \_\_\_\_\_ This category is for items that are required for easy and cost efficient operational and facilities management and maintenance tasks of the physical plant.
- 10 Architectural M & R:** \_\_\_\_\_ Items affecting the architectural integrity of the facility, materials used, insulation, vapor retarder, attic and crawlspace ventilation, general condition of interiors, and prevention of deterioration of structure and systems.
- 11 Structural Deficiencies:** \_\_\_\_\_ These are deficiencies with the fabric of the building. It may include the foundations, the roof or wall structure, the materials used, the insulation and vapor retarders, the attic or crawl space ventilation and the general condition of interior finishes. Foundation systems are included in this category.
- 12 Mechanical Deficiencies:** \_\_\_\_\_ These are deficiencies in the plumbing, heating, ventilating, air conditioning, or medical air systems, interior mechanical utilities, requiring maintenance due to normal wear and tear that would result in system failure.
- 13 Electrical Deficiencies:** \_\_\_\_\_ These are deficiencies with normal or emergency power, electrical generating and distribution systems, interior electrical and communications utilities, fire alarm systems, power systems and communications systems within a

- building that should be repaired or replaced on a recurring basis due to normal wear and tear that would otherwise result in system failure.
- 14 Utilities M & R:** \_\_\_\_\_ This category is used for site utilities for incoming services to facilities that are required for the building to be fully operational. Deficiencies may include sewer and water lines, water wells, water tanks, natural gas and propane storage, electric power and telecommunications distribution, etc.
- 15 Grounds M & R:** \_\_\_\_\_ Real property grounds components that should be replaced on a recurring basis due to normal wear and tear. Deficiencies with respect to trees, sod, soil erosion, lawn sprinklers, parking, bridges, pedestrian crossings, fences, sidewalks & roadways, and site illumination etc. are considerations.
- 16 Painting M & R:** \_\_\_\_\_ Any painting project that is large enough to require outside contractors or coordination with other programs.
- 17 Roof M & R:** \_\_\_\_\_ Deficiencies in roofing, and related systems including openings and drainage.
- 18 Seismic Mitigation:** \_\_\_\_\_ Deficiencies in seismic structural items or other related issues to seismic design, including material improperly anchored to withstand current seismic requirements effect. The elements under consideration should include the cost incidental to the structural work like architectural and finishes demolition and repairs.

## **B. PHOTOGRAPHS**

We have attached photographs depicting the various deficiencies described in the narrative, itemized in the summary below. Photos do not cover all deficiencies and are intended to provide a visual reference to persons viewing the report not familiar with the facility.

We have included additional photos as Appendix B for general reference. These are intended to add additional information to the specific deficiencies listed and provide general background information.

---

## C. COST ESTIMATE GENERAL PROVISIONS

---

### 1) New Clinic Construction

- a. Base Cost: The Base Cost provided in Section VI of this report is the direct cost of construction, inclusive of general requirements (described below) and contingency for design unknowns (an estimating contingency). The base cost is exclusive of overhead and profit, mark-ups, area cost factors and contingencies. Material costs for the project are all calculated FOB Anchorage and labor rates are based on Davis Bacon wages, regionally adjusted to Anchorage. Transportation costs, freight, Per Diem and similar costs are included in the base costs. The Project Factors and Area Cost Factor are multipliers of the base costs.
  - General Requirements are based on Anchorage costs without area adjustment. It is included in the Base Cost for New Clinics. These costs are indirect construction costs not specifically identifiable to individual line items. It consists of supervision, materials control, submittals and coordination, etc.
  - The Design Unknowns Contingency is an estimator's contingency based on the schematic nature of the information provided, the lack of any real design, and the assumption that any project will encompass related work not specifically mentioned.
- b. Project Cost Factors
  - Equipment Costs for new medical equipment has been added at 17% of the cost of new floor space.
  - Design Services is included at 10% to cover professional services including engineering and design.
  - Construction Contingency is included at 10% of the Base Costs to cover changes encountered during construction.
  - Construction Administration has been included at 8% of the Base Costs. This is for monitoring and administration of the construction contract.
- c. Area Cost Factor: The Area Cost Factor used in the cost estimates for this facility is shown in Section VI of this report. The area cost factors are taken from a recent study completed for the Denali Commission for statewide healthcare facilities. The numbers are the result of a matrix of cost variables including such items as air travel, local hire, room and board, freight, fire protection equipment, foundation requirements, and heating equipment as well as contractor costs such as mobilization, demobilization, overhead, profit, bonds and insurance. These parameters were reconsidered for each city, following the site visit, and were modified, if necessary.
- d. Estimated Total Project Cost of New Building: This is the total estimated cost of the project, including design services. The construction contract will be work subject to Davis Bacon wages, and assumes construction before year-end 2003. No inflation factor has been applied to this data.

## 2) Remodel, Renovations and Additions

- a. Base Cost: The Base Cost provided in the specific deficiency sheets is the direct cost of construction, exclusive of overhead and profit, mark-ups, area cost factors and contingencies. Material costs for the project are all calculated FOB Anchorage and labor rates are based on Davis Bacon wages, regionally adjusted to Anchorage. Most of the deficiency items do not constitute projects of sufficient size to obtain efficiency of scale. The estimate assumes that the projects are completed either individually, or combined with other similar projects of like scope. The numbers include moderate allowances for difficulties encountered in working in occupied spaces and are based on remodeling rather than on new construction costs. Transportation costs, freight, Per Diem and similar costs are included in the base costs. The General Requirements, Design Contingency and Area Cost Factors are multipliers of the base costs.
  - The cost of Additions to clinics is estimated at a unit cost higher than new clinics due to the complexities of tying into the existing structures.
  - Medical equipment is calculated at a flat rate of \$32/SF for additions of new space only and is included as a line item in the estimate of base costs.
- b. General Requirements Factor: General Requirements Factor is based on Anchorage costs without area adjustment. The factor is 1.20. It is multiplied by the Base Cost to get the project cost, exclusive of planning, architecture, engineering and administrative costs. This factor assumes projects include multiple deficiencies, which are then consolidated into single projects for economies of scale.
- c. Area Cost Factor: The Area Cost Factor used in the cost estimates for this facility is shown in Section VI of this report. The area cost factors are taken from a recent study completed for the Denali Commission for statewide healthcare facilities. The numbers are the result of a matrix of cost variables including such items as air travel, local hire, room and board, freight, fire protection equipment, foundation requirements, and heating equipment as well as contractor costs such as mobilization, demobilization, overhead, profit, bonds and insurance. These parameters were reconsidered for each city, following the site visit, and were modified, if necessary.
- d. Contingency for Design Unknowns (Estimating Contingency): The Design Unknowns Contingency is an estimator's contingency based on the schematic nature of the information provided, the lack of any real design, and the assumption that any project will encompass related work not specifically mentioned. The factor used is 1.15.
- e. Estimated Total Cost: This is the total estimated bid cost for work completed under Davis Bacon wage contracts, assuming construction before year-end 2003. This is the number that is entered in the front of the deficiency form. No inflation factor has been applied to this data.
- f. Project Cost Factors: Similar to new clinics, the following project factors have been included in Section VI of this report.
  - Design Services are included at 10% to cover professional services including engineering and design.
  - Construction Contingency is included at 10% of the Adjusted Costs to cover changes encountered during construction.
  - Construction Administration has been included at 8% of the Adjusted Costs. This is for monitoring and administration of the construction contract.

- 
- g. Estimated Total Project Cost of Remodel/Addition: This is the total estimated cost of the project including design services, the construction contract cost for work completed under Davis Bacon wages and assuming construction before year-end 2003. No inflation factor has been applied to this data.

## **5. SUMMARY OF EXISTING CLINIC DEFICIENCIES**

The attached sheets document deficiencies and provide recommendations for repairs or accommodation of current needs. A cost estimate for accomplishing the proposed modifications is also attached. The summary addresses individual deficiencies. If all deficiencies were to be addressed in a single construction project, there would be cost efficiencies not reflected in this tabulation.

These sheets are reports from the Access Data Base of individual Deficiencies that are compiled on individual forms and attached for reference.

Refer to Section VI. New Clinic Analysis for a comparison of remodel/addition to new construction.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey Report

City of Skagway

### (Summary Listing of Deficiencies by Code)

Clinic: 04 Skagway				Cost
Deficiency Code	Reference	Work Description		
01 Patient Care	Ask01	Renovate 4082 SF of existing clinic space.	\$470,230.00	
01 Patient Care	Esk13	Patient Care/Critical Care Requirements	\$68,321.00	
02 Fire/Life Safety	Ask05	Provide and install gypsum board.	\$2,464.00	
02 Fire/Life Safety	Esk06	Fire alarm not installed	\$27,843.00	
02 Fire/Life Safety	Esk08	Exit sign and emergency egress deficiencies	\$14,873.00	
02 Fire/Life Safety	Msk03	Replace existing exhaust fan in x-ray darkroom.	\$1,525.00	
02 Fire/Life Safety	Msk04	Schedule boiler inspection.	\$3,576.00	
02 Fire/Life Safety	Msk05	Provide combustion air for the boiler room.	\$1,491.00	
02 Fire/Life Safety	Msk06	Provide and install new boiler stack.	\$1,308.00	
02 Fire/Life Safety	Msk07	Install additional boiler controls.	\$495.00	
02 Fire/Life Safety	Msk08	Remove stored items from boiler room.	\$1,472.00	
02 Fire/Life Safety	Msk12	Fuel oil storage tank and piping	\$5,414.00	
06 Supportable Space Nee	Ask04	Add 150 square foot office for records clerk.	\$54,565.00	
06 Supportable Space Nee	Ask08	Add 100 square feet for new laundry room space.	\$36,376.00	
06 Supportable Space Nee	Ask09	Provide arctic entries.	\$0.00	
07 Disability Access	Ask02	Reconstruct concrete walkway to be code compliant,	\$3,903.00	
07 Disability Access	Ask03	Provide and install new interior doors with ADA compliant hardware.	\$70,881.00	
07 Disability Access	Ask06	Provide and install new plywood underlayment throughout morgue.	\$4,763.00	

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey Report

City of Skagway

### (Summary Listing of Deficiencies by Code)

07	Disability Access	Ask07	Provide ADA compliant stoop and walkway at mental health office entry.	\$2,212.00
12	Mechanical Deficiencies	Msk01	Provide ventilation for clinic.	\$25,444.00
12	Mechanical Deficiencies	Msk02	Provide means for exhaust air.	\$2,924.00
12	Mechanical Deficiencies	Msk09	Provide and install ADA compliant fixtures in restroom.	\$19,823.00
12	Mechanical Deficiencies	Msk10	Exam Room without washing facilities	\$83,871.00
12	Mechanical Deficiencies	Msk11	Provide a 2" waste and 1 1/2" vent connection from the sink to the waste and ve	\$2,664.00
13	Electrical Deficiencies	Esk01	Grounding deficiencies	\$903.00
13	Electrical Deficiencies	Esk02	Exterior lighting substandard condition	\$67.00
13	Electrical Deficiencies	Esk03	Main feeder deficiency	\$4,786.00
13	Electrical Deficiencies	Esk04	Branch circuit wiring to patient care areas.	\$55,847.00
13	Electrical Deficiencies	Esk05	Open wiring splices and open junction box	\$738.00
13	Electrical Deficiencies	Esk07	Replace panel	\$7,867.00
13	Electrical Deficiencies	Esk09	Interior lighting substandard condition	\$36,569.00
13	Electrical Deficiencies	Esk10	Add GFCI protection for exam room sink areas and bathrooms	\$492.00
13	Electrical Deficiencies	Esk11	Add additional receptacles	\$4,179.00
13	Electrical Deficiencies	Esk12	Unsupported and un-protected attic wiring	\$41,214.00
Code / Conditions Subtotal:				\$497,929.00
Remodel Subtotal:				\$470,230.00
Addition Subtotal:				\$90,941.00
Clinic Total:				\$1,059,100.00

## 6. NEW CLINIC ANALYSIS

The analysis of whether a new clinic is required is based on the Denali Commission standard of evaluation that "New Construction is viable if the cost of Repair/Renovation and Addition exceeds 75% of the cost of New Construction".

We have determined the cost of a New Clinic Construction to meet the Alaska Rural Primary Care Facility (ARPCF) Space Guidelines for this size of city. We have also determined the cost of Repair/Renovation & Addition to the existing clinic to meet the same ARPCF Space Guidelines.

### A. PROJECTED COST OF A NEW CLINIC

The cost of a New Denali Commission 2500 SF Large Clinic in Skagway is projected to be:

• Base Anchorage Construction Cost per sf.		\$183
• Project Cost Factor:	@ 45%	\$ 82
Medical Equipment	17%	
Construction Contingency	10%	
Design Fees	10%	
Construction Administration	8%	
• Multiplier for City	@ 1.28	\$ 74
Adjusted Cost per SF		\$339

**Projected Cost of a New Clinic:     2500 sf. X \$339 =     \$847,500**

### B. PROJECTED COST OF THE REPAIR/RENOVATION & ADDITIONS FOR EXISTING CLINIC

• Code & Condition Repairs/Renovations .....	\$497,929
(Cost from Deficiency Summary)	
• Remodel/Upgrade Work (Def. Code 01 / Def. Ask01 & Ask13) .....	\$470,230
100% of clinic 4082 SF = 4082 @ \$115/SF	
• Additional Space Required by ARPCF – 250 SF (Def Code 06 / Def. Ask04 & Ask07)	
○ Base Anchorage Cost .....	\$178
Medical Equipment .....	32
○ Additional Costs .....	74
General Requirements	20%
Estimation Contingency	15%
○ Multiplier for City at 1.28 AAF .....	\$80
Adjusted Cost per SF .....	\$364
Total Addition Cost of 250 SF at \$364 = .....	\$90,941
Project Cost Factor @ 28% = .....	\$296,548
Construction Contingency	10%
Construction Administration	8%
Design Fees	10%
<b>Total Cost of Remodel/Addition</b>	<b>\$1,355,648</b>

### **C. COMPARISON OF EXISTING CLINIC RENOVATION/ADDITION VERSUS NEW CLINIC**

Ratio of Renovation/Addition versus New Clinic is: \$1,355,648 / \$847,500 = 1.60 x cost of New Clinic

Based on Denali Commission standard of evaluation; the remodel/addition costs are more than 75% of the cost of new construction. Therefore, the Denali Commission program would normally dictate that a prototypical clinic be recommended for this community. Please refer to Section 7, (Conclusions and Recommendations).

- Note: City factors may have been adjusted for recent 2003 cost adjustments and may have changed from previously published data distributed to the cities.

### **D. OVERALL PROJECT COST ANALYSIS**

The overall project cost analysis below incorporates land, multi-use, utility costs, and road access costs, and project management fees if any are associated with the project.

<b>Item</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Area Adjustment Factor</b>	<b>Total Cost</b>	<b>Allowable under "Small" Clinic Process (yes/no)</b>
Primary Care Clinic (Allowable)	2500	SF	\$265.64	1.28	\$850,048	yes
Clinic (Non-allowable portion)	0	SF	\$265.64	1.32	\$0	no
Land	15,000	SF	\$2.00	1	\$30,000	yes
Multi-Use Facility Design Cost	0	LS	\$0.00	1	\$0	yes
Multi-Use Facility Construction Cost	0	LS	\$0.00	1	\$0	no
Utility	1	LS	\$15,000	1	\$15,000	yes
Extension/Improvements	1	LS	\$5,000	1	\$5,000	yes
Road access & parking lot improvements	1	LS	\$5,000	1	\$5,000	yes
<b>Subtotal Project Cost</b>					<b>\$900,048</b>	
<b>Project Management Fees</b>					<u><b>Unknown</b></u>	
<b>Total Project Cost</b>					<b>Unknown</b>	

## **7. CONCLUSIONS AND RECOMMENDATIONS**

As stated throughout this report, the Skagway medical clinic has been reviewed / analyzed based on the Denali Commissions Prototypical Clinic Program. However, taking into account Skagway's current usage rate and size of existing building and supported staff, the outcome of the build new to renovate existing calculations is anomalous to the program's intent.

As stated in the Executive Summary Overview of this report it is LCG's opinion that Skagway's current medical need falls outside the guidelines for comparison to the Denali Commission prototypical program. It is the consultant's opinion that to build a 2,500 square foot Denali Commission Prototypical Clinic would not meet the current medical need. Furthermore, if we use the cost per square foot of \$339 for new construction in Skagway multiplied by the identified need of 4,332 sq. ft. (4082 sq. ft. existing facility + 250 sq. ft. recommended addition) a replacement facility would cost approximately \$1,468,548. The ratio of Renovation/Addition versus New Clinic is now:  $\$1,355,648 / \$1,468,548 = .92$  x cost of New Clinic. Since the remodel/addition costs are still more than 75% of the cost of new construction LCG recommends that the community of Skagway pursue a replacement custom designed clinic.

---

## **Appendix A: Specific Deficiencies Listings**

The attached sheets represent the individual deficiencies identified for this project and the corrective action required to meet current codes and standards of construction. The deficiencies are further summarized in Section V. Summary of Existing Clinic Deficiencies.

## **APPENDIX A: DEFICIENCIES**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Renovate 4082 SF of existing clinic space.**



Reference  
Number: **Ask01**

Discipline: **A**

Deficiency Code: **01**  
(Patient Care)

Photo Roll/Frame:  
**Ask01.jpg**

Estimated Total Cost:  
**\$470,230**

### Narrative Description of Observed Deficiency/Problem:

Renovation of 4082 SF of existing clinic space is required to meet efficient utilization and current acceptable medical delivery program space.

### Narrative Description of Proposed Correction/Resolution:

This facility will require a renovation, as illustrated in the Space Comparison Matrix. The renovation extent is calculated from an estimated percentage of the space requiring modification. Costs associated with this deficiency encompass unknown modifications of the design/layout that typically occur during renovation projects. This includes, but is not limited to, changing the exterior elements altered by an addition, or remodel of interior space, required to conform to ARPCF guidelines. The existing building will require a renovation encompassing the demolition and replacement of non-load bearing interior partition walls to accommodate space modifications to meet minimum ARPCF guidelines. Renovation will include but will not be limited to space alteration to add handicap accessible rest rooms and bathing facilities, interior finish repair and replacement to all ceilings, walls and floors, as well as modifications required to accommodate replacement of the buildings electrical and mechanical systems.

# Alaska Rural Primary Care Facility

ANTHC

## Code And Condition Survey Report

City Of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic: Skagway

Description : Renovate 4082 Sf Of Existing Clinic Space

Clinic Number: 4

Reference Number:	Ask01
-------------------	-------

Discipline: A

Deficiency Code: 01  
Patient Care

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Renovate Clinic Space	4,082	SF	\$25.00	\$102,050	\$38.38	\$156,656	\$258,706

<b>Base Cost (Anchorage):</b>		\$258,706
Times	1.200 General Requirements Factor:	\$310,447
Times	1.317 Area Cost Factor:	\$408,896
Times	1.150 For Contingency - Design Unknowns:	\$470,230

<b>Estimated Total Cost: (2003)</b>	<b>\$470,230</b>
-------------------------------------	------------------

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Reconstruct concrete walkway to be code compliant,**



Reference  
Number: **Ask02**

Discipline: **A**

Deficiency Code: **07**  
(Disabililty Access)

Photo Roll/Frame:  
**Ask02.jpg**

Estimated Total Cost:  
**\$3,903**

### Narrative Description of Observed Deficiency/Problem:

Concrete walkway has abrupt changes in elevation that exceeds that allowed by code.

### Narrative Description of Proposed Correction/Resolution:

Remove existing concrete walkway and reconstruct new ADA compliant walkway.

# Alaska Rural Primary Care Facility

ANTHC

## Code And Condition Survey Report

City Of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Reconstruct Concrete Sidewalk To Be Code Compliant**

Clinic Number:

4

Reference

Number:

Ask02

Discipline:

A

Deficiency Code:

07

Disability Access

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Concrete Stoop/Walk	120	SF	\$7.50	\$900	\$10.39	\$1,247	\$2,147

#### Base Cost (Anchorage):

\$2,147

Times 1.200 General Requirements Factor:

\$2,577

Times 1.317 Area Cost Factor:

\$3,394

Times 1.150 For Contingency - Design Unknowns:

\$3,903

**Estimated Total Cost: (2003)**

**\$3,903**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide and install new interior doors with ADA compliant hardware.**



Reference  
Number: **Ask03**

Discipline: **A**

Deficiency Code: **07**  
(Disabililty Access)

Photo Roll/Frame:  
**Ask03.jpg**

Estimated Total Cost:  
**\$70,881**

### Narrative Description of Observed Deficiency/Problem:

Existing interior doors, frames and hardware are not ADA compliant. Doors do not have good sound insulation, decreasing patient privacy.

### Narrative Description of Proposed Correction/Resolution:

Replace all interior doors, frames and hardware to be in compliance with ADA and provide more sound attenuation between spaces.

# Alaska Rural Primary Care Facility

ANTHC

## Code And Condition Survey Report

City Of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide And Install New Interior Doors With ADA Compliant Hardware** Clinic Number: **4**

Reference Number:	<b>Ask03</b>
-------------------	--------------

Discipline: **A**

Deficiency Code: **07**  
**Disability Access**

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Door & Frame	28	EA	\$0.00	\$0	\$111.93	\$3,134	\$3,134
HM Door, Frame & Hdwre	28	EA	\$945.00	\$26,460	\$335.80	\$9,402	\$35,862

<b>Base Cost (Anchorage):</b>		\$38,997
Times	1.200 General Requirements Factor:	\$46,796
Times	1.317 Area Cost Factor:	\$61,636
Times	1.150 For Contingency - Design Unknowns:	<b>\$70,881</b>

**Estimated Total Cost: (2003) \$70,881**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Add 150 square foot office for records clerk.**



Reference  
Number: **Ask04**

Discipline: **A**

Deficiency Code: **06**  
(Supportable Space  
Needs)

Photo Roll/Frame:  
**Ask04.jpg**

Estimated Total Cost:  
**\$54,565**

### Narrative Description of Observed Deficiency/Problem:

Records clerk space narrows corridor to less than that required by code.

### Narrative Description of Proposed Correction/Resolution:

Add 150 square foot office to move records clerk out of hallway.

## Code And Condition Survey Report

# ANTHC

**City Of Skagway**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

## Skagway

Description : **Add 150 Sf Office For Records Clerk**

Clinic Number: 4

Reference Number:	<b>Ask04</b>
----------------------	--------------

Discipline: **A**

Deficiency Code: **06**  
**Supportable Space Needs**

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New Clinic Space	150	SF	\$85.00	\$12,750	\$115.13	\$17,270	\$30,020
<b>Base Cost (Anchorage):</b>							\$30,020
Times	1.200	General Requirements Factor:					\$36,024
Times	1.317	Area Cost Factor:					\$47,447
Times	1.150	For Contingency - Design Unknowns:					\$54,565
<b>Estimated Total Cost: (2003)</b>							<b>\$54,565</b>

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide and install gypsum board.**



Reference  
Number: **Ask05**

Discipline: **A**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Ask05.jpg**

Estimated Total Cost:  
**\$2,464**

### Narrative Description of Observed Deficiency/Problem:

Storage room behind morgue does not have gypsum board on walls as required by fire code.

### Narrative Description of Proposed Correction/Resolution:

Provide and install gypsum board, per code.

# Alaska Rural Primary Care Facility

ANTHC

## Code And Condition Survey Report

City Of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide And Install Gypsum Board**

Clinic Number:

4

Reference

Number:

Ask05

Discipline:

A

Deficiency Code:

02

Fire/Life Safety

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add GWB To Wall	468	SF	\$0.35	\$164	\$1.28	\$599	\$762
Paint GWB	468	SF	\$0.13	\$62	\$1.14	\$532	\$593

#### Base Cost (Anchorage):

\$1,356

Times 1.200 General Requirements Factor:

\$1,627

Times 1.317 Area Cost Factor:

\$2,143

Times 1.150 For Contingency - Design Unknowns:

\$2,464

**Estimated Total Cost: (2003)**

**\$2,464**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide and install new plywood underlayment throughout morgue.**



Reference  
Number: **Ask06**

Discipline: **A**

Deficiency Code: **07**  
(Disabililty Access)

Photo Roll/Frame:  
**Ask06.jpg**

Estimated Total Cost:  
**\$4,763**

### Narrative Description of Observed Deficiency/Problem:

Floor transition exceeds maximum vertical change allowed by code.

### Narrative Description of Proposed Correction/Resolution:

Provide new plywood underlayment throughout morgue to even floor levels.

# Alaska Rural Primary Care Facility

ANTHC

## Code And Condition Survey Report

City Of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide And Install New Plywood Underlayment Throughout Morgue** Clinic Number:

4

Reference

Number:

Ask06

Discipline:

A

Deficiency Code:

07

Disability Access

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Flooring	336	SF	\$0.05	\$17	\$0.72	\$242	\$259
Plywood 1/2" Subflrg/Underlayment	336	SF	\$0.70	\$235	\$0.80	\$269	\$504
Sheet Vinyl Flooring	336	SF	\$3.30	\$1,109	\$1.51	\$509	\$1,618
Cove Base	76	LF	\$1.65	\$125	\$1.51	\$115	\$241

#### Base Cost (Anchorage):

\$2,621

Times 1.200 General Requirements Factor:

\$3,145

Times 1.317 Area Cost Factor:

\$4,142

Times 1.150 For Contingency - Design Unknowns:

\$4,763

**Estimated Total Cost: (2003)**

**\$4,763**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide ADA compliant stoop and walkway at mental health office entry.**



Reference  
Number: **Ask07**

Discipline: **A**

Deficiency Code: **07**  
(Disabililty Access)

Photo Roll/Frame:  
**Ask07.jpg**

Estimated Total Cost:  
**\$2,212**

### Narrative Description of Observed Deficiency/Problem:

Entrance to mental health office is above grade. No stoop or walkway is provided.

### Narrative Description of Proposed Correction/Resolution:

Provide new handicap accessible concrete stoop and walkway to exterior private entry to mental health office.

# Alaska Rural Primary Care Facility

ANTHC

## Code And Condition Survey Report

City Of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide ADA Compliant Stoop And Walkway At Mental Health Office Entry**

Clinic Number:

4

Reference  
Number:

Ask07

Discipline:

A

Deficiency Code:

07

Disability Access

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Concrete Stoop/Walk	68	SF	\$7.50	\$510	\$10.39	\$707	\$1,217

#### Base Cost (Anchorage):

\$1,217

Times 1.200 General Requirements Factor:

\$1,460

Times 1.317 Area Cost Factor:

\$1,923

Times 1.150 For Contingency - Design Unknowns:

\$2,212

**Estimated Total Cost: (2003)**

**\$2,212**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Add 100 square feet for new laundry room space.**



Reference  
Number: **Ask08**

Discipline: **A**

Deficiency Code: **06**  
(Supportable Space  
Needs)

Photo Roll/Frame:  
**Ask08.jpg**

Estimated Total Cost:  
**\$36,376**

### Narrative Description of Observed Deficiency/Problem:

Laundry operations currently block access to electrical panels.

### Narrative Description of Proposed Correction/Resolution:

Add 100 square feet for new laundry room space.

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New Clinic Space	100	SF	\$85.00	\$8,500	\$115.13	\$11,513	\$20,013
<b>Base Cost (Anchorage):</b>							\$20,013
Times	1.200	General Requirements Factor:					\$24,016
Times	1.317	Area Cost Factor:					\$31,632
Times	1.150	For Contingency - Design Unknowns:					\$36,376
<b>Estimated Total Cost: (2003)</b>							<b>\$36,376</b>

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey Report

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide arctic entries.**

Reference Number:	<b>Ask09</b>
----------------------	--------------

Discipline: **A**

Deficiency Code: **06**  
**(Supportable Space  
Needs)**

Photo Roll/Frame:  
**None**

Estimated Total Cost:  
**\$0**

---

### Narrative Description of Observed Deficiency/Problem:

The existing clinic does not have arctic entries.

### Narrative Description of Proposed Correction/Resolution:

Provide for two arctic entries, to be constructed within the confines of the existing building envelope. No costs for additional space are associated with this deficiency. Costs associated with this deficiency will be accounted for under the renovation deficiency Ask01.

# Alaska Rural Primary Care Facility

ANTHC

## Code And Condition Survey Report

City Of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic: Skagway

Description : Provide Arctic Entries

Clinic Number: 4

Reference Number:	Ask09
-------------------	-------

Discipline: A

Deficiency Code: 06  
Supportable Space Needs

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
No Cost Included For This Item	-	0	\$0.00	\$0	\$0.00	\$0	\$0
Included W/Ask01							

Base Cost (Anchorage):							\$0
Times	1.200	General Requirements Factor:					\$0
Times	1.317	Area Cost Factor:					\$0
Times	1.150	For Contingency - Design Unknowns:					\$0

Estimated Total Cost: (2003) \$0

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide ventilation for clinic.**



Reference  
Number: **Msk01**

Discipline: **M**

Deficiency Code: **12**  
**(Mechanical  
Deficiencies)**

Photo Roll/Frame:  
**Msk01.jpg**

Estimated Total Cost:  
**\$25,444**

### Narrative Description of Observed Deficiency/Problem:

The laboratory, radiology, emergency room, office, and kitchen do not have an accessible operable window nor is there an operable ventilation system in the clinic to provide ventilation air to these spaces. The existing ventilation system serving the remaining rooms in the clinic is old, not operational, and essentially abandoned and not as required by code (IBC section 1202).

### Narrative Description of Proposed Correction/Resolution:

Provide a new 1,500 cfm air handling unit with filters, hydronic heating coil, return air, and outside air connections so that entire clinic will have ventilation air. Reuse the existing supply and return air duct system and diffusers and provide new duct transitions from the new air handling unit to the existing duct connections. Add new ductwork and diffusers to those non-ventilated spaces (5 rooms total) noted above.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide Ventilation In Clinic**

Clinic Number:

4

Reference

Number:

Msk01

Discipline:

M

Deficiency Code:

12

**Mechanical Deficiencies**

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New Air Handling Unit 1500 CFM W/ Filters, Coils	2	EA	\$4,062.50	\$8,125	\$1,472.48	\$2,945	\$11,070
Ductwork	210	LBS	\$2.50	\$525	\$8.20	\$1,723	\$2,248
Supply Air Diffusers	5	EA	\$62.50	\$313	\$73.62	\$368	\$681

### Base Cost (Anchorage):

\$13,998

Times 1.200 General Requirements Factor:

\$16,798

Times 1.317 Area Cost Factor:

\$22,125

Times 1.150 For Contingency - Design Unknowns:

\$25,444

**Estimated Total Cost: (2003)**

**\$25,444**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide means for exhaust air.**



Reference  
Number: **Msk02**

Discipline: **M**

Deficiency Code: **12**  
(Mechanical  
Deficiencies)

Photo Roll/Frame:  
**Msk02.jpg**

Estimated Total Cost:  
**\$2,924**

### Narrative Description of Observed Deficiency/Problem:

There is no exhaust air for the laboratory or janitor's room as required by code (IMC section 502.1 and IBC 1202).

### Narrative Description of Proposed Correction/Resolution:

Provide each room with a ceiling mounted exhaust fan rated at 75 cfm and 0.15" s.p. Connect a new 6"Ø duct to each exhaust fan and route each to a roof cap with backdraft damper.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide Means For Exhaust Air**

Clinic Number: **4**

Reference Number:	<b>Msk02</b>
-------------------	--------------

FEDS Number:

Discipline: **M**

Deficiency Code: **12**

**Mechanical Deficiencies**

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Exhaust Fan & Ducting	2	EA	\$250.00	\$500	\$294.50	\$589	\$1,089
Backdraft Damper 6"	2	EA	\$50.00	\$100	\$73.62	\$147	\$247
Roof Cap 6"	2	EA	\$62.50	\$125	\$73.62	\$147	\$272

<b>Base Cost (Anchorage):</b>		\$1,608
Times	1.200 General Requirements Factor:	\$1,930
Times	1.317 Area Cost Factor:	\$2,542
Times	1.150 For Contingency - Design Unknowns:	\$2,924

**Estimated Total Cost: (2003) \$2,924**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Replace existing exhaust fan in x-ray darkroom.**



Reference  
Number: **Msk03**

Discipline: **M**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Msk03.jpg**

Estimated Total Cost:  
**\$1,525**

### Narrative Description of Observed Deficiency/Problem:

The existing exhaust fan for the x-ray darkroom is not operation and does not provide the required exhaust air as required by code (IMC section 502.1).

### Narrative Description of Proposed Correction/Resolution:

Provide a new ceiling mounted exhaust fan rated at 75 cfm and 0.15" s.p. Connect a new 6"Ø duct to the exhaust fan and route to the existing roof cap with backdraft damper.

# Alaska Rural Primary Care Facility

ANTHC

Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Replace Existing Exhaust Fan In X-Ray Room**

Clinic Number:

4

Reference

Number:

Msk03

Discipline:

M

Deficiency Code:

02

Fire/Life Safety

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Existing Exhaust Fan	1	EA	\$0.00	\$0	\$35.00	\$35	\$35
Add Exhaust Fan & Ducting	1	EA	\$250.00	\$250	\$294.50	\$294	\$544
Backdraft Damper 6"	1	EA	\$50.00	\$50	\$73.62	\$74	\$124
Roof Cap 6"	1	EA	\$62.50	\$63	\$73.62	\$74	\$136

### Base Cost (Anchorage):

\$839

Times 1.200 General Requirements Factor:

\$1,007

Times 1.317 Area Cost Factor:

\$1,326

Times 1.150 For Contingency - Design Unknowns:

\$1,525

**Estimated Total Cost: (2003)**

**\$1,525**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Schedule boiler inspection.**



Reference  
Number: **Msk04**

Discipline: **M**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Msk04.jpg**

Estimated Total Cost:  
**\$3,576**

### Narrative Description of Observed Deficiency/Problem:

The last State of Alaska boiler inspection of this facility is not indicated on the boiler. State boiler inspections are required every 2 years.

### Narrative Description of Proposed Correction/Resolution:

Coordinate with the State of Alaska, Department of Labor, Safety, and Standards to have the boiler inspected.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Schedule Boiler Inspection**

Clinic Number:

4

Reference

Number:

Msk04

Discipline:

M

Deficiency Code:

02

Fire/Life Safety

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Round Trip Air Fare From Anchorage	1	LS	\$750.00	\$750	\$0.00	\$0	\$750
Boiler Inspection By State Of Alaska	1	LS	\$100.00	\$100	\$1,117.52	\$1,118	\$1,218

### Base Cost (Anchorage):

Times	1.200	General Requirements Factor:	\$1,968
Times	1.317	Area Cost Factor:	\$2,361
Times	1.150	For Contingency - Design Unknowns:	\$3,110
			<b>\$3,576</b>

**Estimated Total Cost: (2003)**

**\$3,576**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide combustion air for the boiler room.**



Reference  
Number: **Msk05**

Discipline: **M**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Msk05.jpg**

Estimated Total Cost:  
**\$1,491**

### Narrative Description of Observed Deficiency/Problem:

The combustion air opening for the boiler has a damper in the opening and with only one opening is not according to code (IMC section 703 & 709).

### Narrative Description of Proposed Correction/Resolution:

Remove the damper from the existing opening and provide an additional combustion air opening (12"Ø) in the outside wall. The new combustion air opening is to be located 12" from the ceiling.

# Alaska Rural Primary Care Facility

ANTHC

Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide Combustion Air For Boiler Room**

Clinic Number:

4

Reference

Number:

Msk05

Discipline:

M

Deficiency Code:

02

Fire/Life Safety

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Existing Damper	1	EA	\$0.00	\$0	\$43.75	\$44	\$44
Combustion Air Openings 2 Ea	1	LS	\$187.50	\$188	\$588.99	\$589	\$776

### Base Cost (Anchorage):

\$820

Times 1.200 General Requirements Factor:

\$984

Times 1.317 Area Cost Factor:

\$1,296

Times 1.150 For Contingency - Design Unknowns:

\$1,491

**Estimated Total Cost: (2003)**

**\$1,491**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide and install new boiler stack.**



Reference  
Number: **Msk06**

Discipline: **M**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Msk06.jpg**

Estimated Total Cost:  
**\$1,308**

### Narrative Description of Observed Deficiency/Problem:

Severe corrosion on the boiler stack may cause premature failure of this system.

### Narrative Description of Proposed Correction/Resolution:

Replace the 9"Ø all fuel chimney from the boiler up 15 feet with a new stack cap on the roof.

# Alaska Rural Primary Care Facility

ANTHC

Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide And Install New Boiler Stack**

Clinic Number:

4

Reference

Number:

Msk06

Discipline:

M

Deficiency Code:

02

Fire/Life Safety

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Boiler Stack 9" Dia. 15' High	1	LS	\$218.75	\$219	\$257.68	\$258	\$476
Roof Cap 9"	1	EA	\$81.25	\$81	\$92.03	\$92	\$173
Demo Existing Stack	1	EA	\$0.00	\$0	\$70.00	\$70	\$70

### Base Cost (Anchorage):

\$720

Times 1.200 General Requirements Factor:

\$864

Times 1.317 Area Cost Factor:

\$1,138

Times 1.150 For Contingency - Design Unknowns:

\$1,308

**Estimated Total Cost: (2003)**

**\$1,308**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Install additional boiler controls.**



Reference  
Number: **Msk07**

Discipline: **M**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Msk07.jpg**

Estimated Total Cost:  
**\$495**

### Narrative Description of Observed Deficiency/Problem:

A low-water cutoff control is not provided on the boiler as required by code (IMC section 1007).

### Narrative Description of Proposed Correction/Resolution:

Provide a low-water cutoff (McDonnell & Miller #63M) mounted on the boiler piping and wire into the burner circuit.

# Alaska Rural Primary Care Facility

ANTHC

Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Install Additional Boiler Controls**

Clinic Number:

4

Reference

Number:

Msk07

Discipline:

M

Deficiency Code:

02

Fire/Life Safety

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Boiler Low Water Cutoff	1	EA	\$125.00	\$125	\$147.25	\$147	\$272

### Base Cost (Anchorage):

\$272

Times 1.200 General Requirements Factor:

\$327

Times 1.317 Area Cost Factor:

\$430

Times 1.150 For Contingency - Design Unknowns:

\$495

**Estimated Total Cost: (2003)**

**\$495**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Remove stored items from boiler room.**



Reference  
Number: **Msk08**

Discipline: **M**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Msk08.jpg**

Estimated Total Cost:  
**\$1,472**

### Narrative Description of Observed Deficiency/Problem:

A large number of boxes, parts, equipment, etc. are stored in the boiler room making access for inspections, maintenance, and repair difficult (IMC section 306.1)

### Narrative Description of Proposed Correction/Resolution:

Provide another location to store all the materials currently stored in the boiler room.

# Alaska Rural Primary Care Facility

ANTHC

Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Remove Stored Items From Boiler Room**

Clinic Number:

4

Reference

Number:

Msk08

Discipline:

M

Deficiency Code:

02

Fire/Life Safety

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Items For Clearances	1	LS	\$0.00	\$0	\$447.73	\$448	\$448
New Location For Storage	1	LS	\$250.00	\$250	\$111.93	\$112	\$362

### Base Cost (Anchorage):

\$810

Times 1.200 General Requirements Factor:

\$972

Times 1.317 Area Cost Factor:

\$1,280

Times 1.150 For Contingency - Design Unknowns:

\$1,472

**Estimated Total Cost: (2003)**

**\$1,472**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide and install ADA compliant fixtures in restroom.**



Reference  
Number: **Msk09**

Discipline: **M**

Deficiency Code: **12**  
**(Mechanical  
Deficiencies)**

Photo Roll/Frame:  
**Msk09.jpg**

Estimated Total Cost:  
**\$19,823**

### Narrative Description of Observed Deficiency/Problem:

The restroom has plumbing fixtures that do not meet the ADA codes or UPC Table 14-1 for barrier free fixtures.

### Narrative Description of Proposed Correction/Resolution:

Provide ADA and UPC approved barrier free plumbing fixtures at all existing locations. Included are four water closets and four lavatories. Also provide an ADA and UPC approved pipe insulation kit for the waste, hot and cold water connections under the lavatories. It should be noted that the restrooms will have to be enlarged to make them ADA accessible.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide And Install ADA Compliant Fixtures In Restroom**

Clinic Number:

4

Reference

Number:

Msk09

Discipline:

M

Deficiency Code:

12

**Mechanical Deficiencies**

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Fixtures	8	EA	\$12.50	\$100	\$93.92	\$751	\$851
Lavatory ADA	4	EA	\$312.50	\$1,250	\$300.55	\$1,202	\$2,452
Toilet ADA	4	EA	\$500.00	\$2,000	\$300.55	\$1,202	\$3,202
Renovate Toilet Room	4	EA	\$750.00	\$3,000	\$350.00	\$1,400	\$4,400

### Base Cost (Anchorage):

\$10,906

Times 1.200 General Requirements Factor:

\$13,087

Times 1.317 Area Cost Factor:

\$17,237

Times 1.150 For Contingency - Design Unknowns:

\$19,823

**Estimated Total Cost: (2003)**

**\$19,823**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Exam Room without washing facilities**



Reference  
Number: **Msk10**

Discipline: **M**

Deficiency Code: **12**  
**(Mechanical  
Deficiencies)**

Photo Roll/Frame:  
**Msk10.jpg**

Estimated Total Cost:  
**\$83,871**

### Narrative Description of Observed Deficiency/Problem:

The exam rooms do not have a sink for washing hands and for other sanitation requirements as required by code (Hospital and Medical Facility Guidelines, section 9.4.E2).

### Narrative Description of Proposed Correction/Resolution:

Provide a handwash sink in the exam rooms (2 rooms total) with waste, vent, hot and cold running water.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Exam Room Without Washing Facilities**

Clinic Number:

4

Reference

Number:

Msk10

Discipline:

M

Deficiency Code:

12

**Mechanical Deficiencies**

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Operational Handwash Sink	2	EA	\$375.00	\$750	\$187.84	\$376	\$1,126
Waste Piping	25	LF	\$7.50	\$188	\$17.17	\$429	\$617
Vent Piping	20	LF	\$5.00	\$100	\$15.03	\$301	\$401
Water Piping	40	EA	\$750.00	\$30,000	\$350.00	\$14,000	\$44,000

### Base Cost (Anchorage):

\$46,143

Times 1.200 General Requirements Factor:

\$55,372

Times 1.317 Area Cost Factor:

\$72,931

Times 1.150 For Contingency - Design Unknowns:

\$83,871

**Estimated Total Cost: (2003)**

**\$83,871**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Provide a 2" waste and 1 1/2" vent connection from the sink to the waste and vent pipes in the adjacent boiler room.**



Reference  
Number: **Msk11**

Discipline: **M**

Deficiency Code: **12**  
**(Mechanical  
Deficiencies)**

Photo Roll/Frame:  
**Msk11.jpg**

Estimated Total Cost:  
**\$2,664**

### Narrative Description of Observed Deficiency/Problem:

The laboratory sink has an indirect drain to the boiler room floor drain which is against code (UPC 802.0 & 804.1).

### Narrative Description of Proposed Correction/Resolution:

Provide a 2" waste and 1 1/2" vent connection from the sink to the waste and vent pipes in the adjacent boiler room. Remove the concrete in the boiler room floor to connect to the existing drain pipe below the floor. The existing vent pipe is exposed in the boiler room.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Provide 2" Water And 1-1/2" Vent Connection From The Sink To Waste & Vent Pipes**

Clinic Number:

4

Reference

Number:

Msk11

Discipline:

M

Deficiency Code:

12

**Mechanical Deficiencies**

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Concrete Removal	1	LS	\$50.00	\$50	\$175.00	\$175	\$225
Waste Piping	30	LF	\$7.50	\$225	\$17.17	\$515	\$740
Vent Piping	25	LF	\$5.00	\$125	\$15.03	\$376	\$501

### Base Cost (Anchorage):

\$1,466

Times 1.200 General Requirements Factor:

\$1,759

Times 1.317 Area Cost Factor:

\$2,317

Times 1.150 For Contingency - Design Unknowns:

\$2,664

**Estimated Total Cost: (2003)**

**\$2,664**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Fuel oil storage tank and piping**



Reference  
Number: **Msk12**

Discipline: **M**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Msk12.jpg**

Estimated Total Cost:  
**\$5,414**

### Narrative Description of Observed Deficiency/Problem:

The underground fuel oil storage tank is 35 years old, is leaking fuel into the ground, and needs to be replaced. The tank does not meet IFC requirements for piping (IFC section 2206.6.3), venting (IFC section 3404.2.7.3), and tanks (IFC section 2703.2.4)

### Narrative Description of Proposed Correction/Resolution:

Provide a new aboveground, 500 gallon, single wall, welded steel stand mounted, UL listed storage tank. IFC & DEC requirements do not apply to this size tank. Locate the new fuel oil tank a minimum of 5 ft. from the building. Install a 1/2" fuel oil supply pipe, isolation valve and flexible connection and route to the boiler room (approximately 20 feet away).

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Fuel Oil Storage Tank And Piping**

Clinic Number:

4

Reference

Number:

Msk12

Discipline:

M

Deficiency Code:

02

Fire/Life Safety

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Clean And Abandon Existing Tank	1	LS	\$100.00	\$100	\$420.00	\$420	\$520
Fuel Tank 500 Gal, Above Ground	1	EA	\$1,000.00	\$1,000	\$450.82	\$451	\$1,451
Fuel Piping W/Containment	30	LF	\$6.25	\$188	\$15.03	\$451	\$638
Fuel Oil Valve	1	EA	\$18.75	\$19	\$37.57	\$38	\$56
Fuel Filter	1	EA	\$31.25	\$31	\$37.57	\$38	\$69
Fuel Oil Flex Connect	1	EA	\$18.75	\$19	\$37.57	\$38	\$56
Fuel Tank Vent	1	EA	\$37.50	\$38	\$150.27	\$150	\$188

### Base Cost (Anchorage):

\$2,978

Times 1.200 General Requirements Factor:

\$3,574

Times 1.317 Area Cost Factor:

\$4,707

Times 1.150 For Contingency - Design Unknowns:

\$5,414

**Estimated Total Cost: (2003)**

**\$5,414**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Grounding deficiencies**



Reference  
Number: **Esk01**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk01.jpg**

Estimated Total Cost:  
**\$903**

### Narrative Description of Observed Deficiency/Problem:

The grounding electrode system does not include connection to each metallic piping system, building steel or foundation per NEC 250.50. The existing grounding electrode conductor has significant corrosion, NEC 110.12(c). Ground voltage from structural steel was measured to be 0.5V in the attic.

### Narrative Description of Proposed Correction/Resolution:

Bond water service, other metallic piping systems and metallic foundation components to electrical service entrance ground point. Assume 50 ft of #4 bare CU bonded to water piping, gas piping and foundation rebar. Replace existing grounding electrode conductor. Revise the grounding electrode system to meet current NEC requirements.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Grounding Deficiencies**

Clinic Number:

4

Reference

Number:

Esk01

Discipline:

E

Deficiency Code:

13

**Electrical Deficiencies**

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
CU Bonding To Pipe	3	EA	\$12.50	\$38	\$18.30	\$55	\$92
Ground Rod	1	EA	\$62.50	\$63	\$146.42	\$146	\$209
Grounding Cable CU #4	60	LF	\$0.75	\$45	\$2.51	\$151	\$196

### Base Cost (Anchorage):

\$497

Times 1.200 General Requirements Factor:

\$596

Times 1.317 Area Cost Factor:

\$785

Times 1.150 For Contingency - Design Unknowns:

\$903

**Estimated Total Cost: (2003)**

**\$903**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Exterior lighting substandard condition**



Reference  
Number: **Esk02**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk02.jpg**

Estimated Total Cost:  
**\$67**

### Narrative Description of Observed Deficiency/Problem:

Exterior light fixtures are missing globe and lamps. Additional fixtures have already been added and the incandescent fixtures are not required.

### Narrative Description of Proposed Correction/Resolution:

Remove existing incandescent units.

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Light	1	EA	\$0.00	\$0	\$36.60	\$37	\$37
<b>Base Cost (Anchorage):</b>							\$37
Times	1.200	General Requirements Factor:					\$44
Times	1.317	Area Cost Factor:					\$58
Times	1.150	For Contingency - Design Unknowns:					\$67
<b>Estimated Total Cost: (2003)</b>							<b>\$67</b>

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Main feeder deficiency**



Reference  
Number: **Esk03**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk03.jpg**

Estimated Total Cost:  
**\$4,786**

### Narrative Description of Observed Deficiency/Problem:

No ground conductor is provided for the main feeder routed from the main disconnect to the branch circuit distribution panelboard as required by NEC 250, NEC 517-13(a) and (b). The feeder subfeeds a panel from lugs not rated for two conductors. Aluminum and copper conductors are terminated under the same lug.

### Narrative Description of Proposed Correction/Resolution:

Provide #1/0 CU EGC, routed from remote main disconnect to the branch circuit panelboard. Assume 30 FT. Replace the existing 200 Amp panel with a subfeed rated panelboard.

# ANTHC

**City of Skagway**

Clinic: **Skagway**

Clinic Number: 4

Discipline: **E**

## Cost Summary

<b>Base Cost (Anchorage):</b>			<b>\$2,633</b>
Times	1.200	General Requirements Factor:	\$3,160
Times	1.317	Area Cost Factor:	\$4,162
Times	1.150	For Contingency - Design Unknowns:	\$4,786

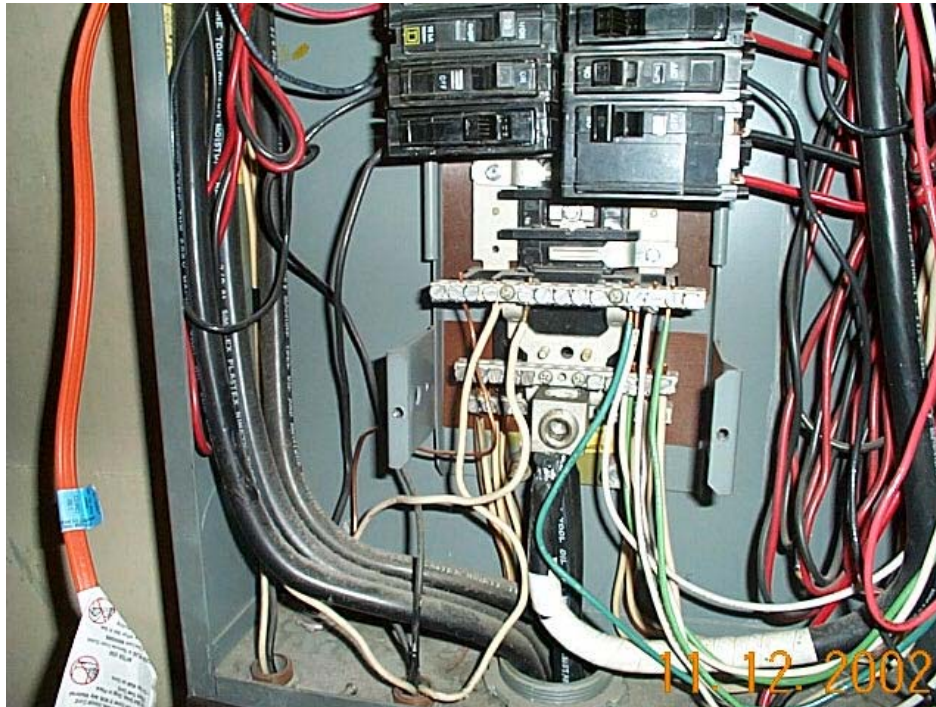
**Estimated Total Cost: (2003) \$4,786**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Branch circuit wiring to patient care areas.**



Reference  
Number: **Esk04**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk04.jpg**

Estimated Total Cost:  
**\$55,847**

### Narrative Description of Observed Deficiency/Problem:

No redundant equipment ground conductors (EGC) are installed from the branch circuit panelboard to the receptacles located in the patient care areas. Most of the wiring is installed in type NM cable (Romex). Insulated copper conductors in metal raceway or type MC or AC cables rated for use in patient care areas must be used per NEC 517-13(a) and (b).

### Narrative Description of Proposed Correction/Resolution:

Replace branch circuit wiring to the exam rooms (Assume 50 duplex receptacles in with 3000 ft of 1/2" C. with 2#12 and (1) #12 EGC.

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Conduit And Wire	3,000	LF	\$1.88	\$5,625	\$8.37	\$25,100	\$30,725
<b>Base Cost (Anchorage):</b>							\$30,725
Times	1.200	General Requirements Factor:					\$36,871
Times	1.317	Area Cost Factor:					\$48,563
Times	1.150	For Contingency - Design Unknowns:					\$55,847
<b>Estimated Total Cost: (2003)</b>							<b>\$55,847</b>

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Open wiring splices and open junction box**



Reference  
Number: **Esk05**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk05.jpg**

Estimated Total Cost:  
**\$738**

### Narrative Description of Observed Deficiency/Problem:

The open wiring and splices not installed in junction boxes. NEC 300-3(a), 300-4.

### Narrative Description of Proposed Correction/Resolution:

Assume 20 junction box covers to be installed.

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
J Box Covers	20	EA	\$2.00	\$40	\$18.30	\$366	\$406
<b>Base Cost (Anchorage):</b>							\$406
Times	1.200	General Requirements Factor:					\$487
Times	1.317	Area Cost Factor:					\$642
Times	1.150	For Contingency - Design Unknowns:					\$738
<b>Estimated Total Cost: (2003)</b>							<b>\$738</b>

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Fire alarm not installed**



Reference  
Number: **Esk06**

Discipline: **E**

Deficiency Code: **02**  
(Fire/Life Safety)

Photo Roll/Frame:  
**Esk06.jpg**

Estimated Total Cost:  
**\$27,843**

### Narrative Description of Observed Deficiency/Problem:

No fire alarm system is installed. This is not a code requirement but is recommended.

### Narrative Description of Proposed Correction/Resolution:

Provide new fire alarm system. Assume 6 pull stations, 50 smoke detectors, 20 horn strobes, auto dialer and telephone connection.

# ANTHC

## Code and Condition Survey

**City of Skagway**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

## Skagway

Description : **Fire Alarm Not Installed**

Clinic Number: 4

Reference  
Number: **Esk06**

Discipline: **E**

Deficiency Code: **02**  
**Fire/Life Safety**

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Fire Alarm System	4,320	SF	\$2.50	\$10,800	\$1.05	\$4,518	\$15,318

<b>Base Cost (Anchorage):</b>		<b>\$15,318</b>
Times	1.200 General Requirements Factor:	\$18,382
Times	1.317 Area Cost Factor:	\$24,211
Times	1.150 For Contingency - Design Unknowns:	\$27,843

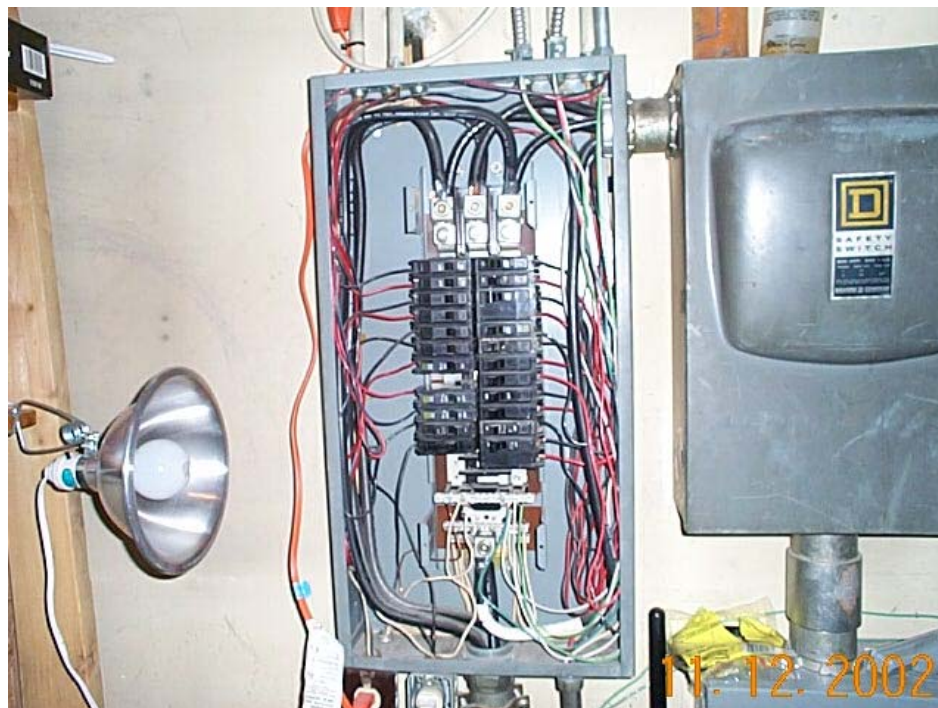
**Estimated Total Cost: (2003) \$27,843**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Replace panel**



Reference  
Number: **Esk07**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk07.jpg**

Estimated Total Cost:  
**\$7,867**

### Narrative Description of Observed Deficiency/Problem:

Equipment ground conductors from the branch circuits are terminated on the neutral bus as no ground bus is available in violation of NEC 250.6, 250.142 and 384.20. This occurs at three panels. Working clearance in front of the main panel is not provided.

### Narrative Description of Proposed Correction/Resolution:

Change three panels to new units with dedicated ground bus. Assume a new 200 Amp, 240/120V 42 circuit breaker panel. Relocate panel or washing machine to correct working clearance issues.

# ANTHC

**City of Skagway**

Clinic: **Skagway**

Clinic Number: 4

Discipline: **E**

## Cost Summary

<b>Base Cost (Anchorage):</b>			<b>\$4,328</b>
Times	1.200	General Requirements Factor:	\$5,194
Times	1.317	Area Cost Factor:	\$6,841
Times	1.150	For Contingency - Design Unknowns:	\$7,867

**Estimated Total Cost: (2003) \$7,867**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Exit sign and emergency egress deficiencies**Reference  
Number: **Esk08**Discipline: **E**Deficiency Code: **02**  
(Fire/Life Safety)Photo Roll/Frame:  
**Esk08.jpg**Estimated Total Cost:  
**\$14,873****Narrative Description of Observed Deficiency/Problem:**

One emergency light failed during a 15 minute test. And no exit signs were provided in the mental health or dental clinic portions of the building. NEC 700.12.

**Narrative Description of Proposed Correction/Resolution:**

Replace exit signs with a battery backed up LED type, typical of 10. Sign to be similar to Lithonia LQM S W 1 3 G 120/277/ELN.

Replace 10 wall mounted battery backed up emergency lighting units.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Exit Sign And Emergency Egress Deficiencies**

Clinic Number: **4**

Reference Number:	<b>Esk08</b>
----------------------	--------------

Discipline: **E**

Deficiency Code: **02**  
**Fire/Life Safety**

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Exit Signs	10	EA	\$6.25	\$63	\$54.91	\$549	\$612
Exit Signs	10	EA	\$212.50	\$2,125	\$109.81	\$1,098	\$3,223
Replace Emergency Lights	10	EA	\$325.00	\$3,250	\$109.81	\$1,098	\$4,348

#### Base Cost (Anchorage):

Times	1.200	General Requirements Factor:	\$8,183
Times	1.317	Area Cost Factor:	\$9,819
Times	1.150	For Contingency - Design Unknowns:	\$12,933
			<b>\$14,873</b>

**Estimated Total Cost: (2003)**

**\$14,873**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Interior lighting substandard condition**



Reference  
Number: **Esk09**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk09.jpg**

Estimated Total Cost:  
**\$36,569**

### Narrative Description of Observed Deficiency/Problem:

Light fixtures are not nearing the end of useful life and lighting at the dental clinic corridor is not illuminated at the desired level..

### Narrative Description of Proposed Correction/Resolution:

Replace all lighting with new surface mounted 2 lamp architectural wrap fixtures. Assume (30) Lithonia LB 2 32 120V GEB. Add 4 new 2 lamp architectural fixtures. Assume new fixtures to be LB 2 32 120V GEB.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : Interior Lighting Substandard Condition

Clinic Number:

4

Reference

Number:

Esk09

Discipline:

E

Deficiency Code:

13

Electrical Deficiencies

## Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Light	30	EA	\$0.00	\$0	\$36.60	\$1,098	\$1,098
New Lighting, Fluor	34	EA	\$231.25	\$7,863	\$298.07	\$10,134	\$17,997
Conduit And Wire	100	LF	\$1.88	\$188	\$8.37	\$837	\$1,024

### Base Cost (Anchorage):

\$20,119

Times 1.200 General Requirements Factor:

\$24,143

Times 1.317 Area Cost Factor:

\$31,799

Times 1.150 For Contingency - Design Unknowns:

\$36,569

**Estimated Total Cost: (2003)**

**\$36,569**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Add GFCI protection for exam room sink areas and bathrooms**



Reference  
Number: **Esk10**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk10.jpg**

Estimated Total Cost:  
**\$492**

### Narrative Description of Observed Deficiency/Problem:

GFCI protection is not provided for receptacles at sink areas. NEC 210.8.

### Narrative Description of Proposed Correction/Resolution:

Replace existing receptacle with GFCI protected outlet. Assume 10 required.

# ANTHC

**City of Skagway**

**\$492**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Add additional receptacles**



Reference  
Number: **Esk11**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk11.jpg**

Estimated Total Cost:  
**\$4,179**

### Narrative Description of Observed Deficiency/Problem:

Inadequate receptacles are provided causing overuse of extension cords, adapters, and plug strips in violation of NEC 400-8 and NFC.

### Narrative Description of Proposed Correction/Resolution:

Provide additional branch circuits and receptacles at several locations. Assume the addition of 6 outlets and 1 circuit.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Add Additional Receptacles**

Clinic Number: **4**

Reference Number:	<b>Esk11</b>
----------------------	--------------

Discipline: **E**

Deficiency Code: **13**  
**Electrical Deficiencies**

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Outlet	6	EA	\$76.25	\$458	\$146.42	\$879	\$1,336
New Branch Circuit	80	LF	\$2.31	\$185	\$9.73	\$778	\$963

#### Base Cost (Anchorage):

Times	1.200	General Requirements Factor:	\$2,299
Times	1.317	Area Cost Factor:	\$2,759
Times	1.150	For Contingency - Design Unknowns:	\$3,634
			<b>\$4,179</b>

**Estimated Total Cost: (2003)**

**\$4,179**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Unsupported and un-protected attic wiring**



Reference  
Number: **Esk12**

Discipline: **E**

Deficiency Code: **13**  
(Electrical Deficiencies)

Photo Roll/Frame:  
**Esk12.jpg**

Estimated Total Cost:  
**\$41,214**

### Narrative Description of Observed Deficiency/Problem:

The attic space has unsupported type NM cable and conduit not supported in the attic space.. NEC 334.23 and 334.30.

### Narrative Description of Proposed Correction/Resolution:

Replace open wiring with approximately 2000 ft of 1/2" C, (2) #12, (1) #12 EGC and 50 junction boxes.

**Estimated Total Cost: (2003) \$41,214**

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description: **Patient Care/Critical Care Requirements**

Reference Number:	<b>Esk13</b>
----------------------	--------------

Discipline: **E**

Deficiency Code: **01**  
**(Patient Care)**

Photo Roll/Frame:  
**None**

Estimated Total Cost:

**\$68,321**

### Narrative Description of Observed Deficiency/Problem:

Clinics that provide critical care must have an essential Electrical System per NEC 517.45. Existing generator and wiring system is not life safety rated.

### Narrative Description of Proposed Correction/Resolution:

Provide Life Safety rated 30 KVA generator, automatic transfer switch and separate Essential Electrical System Wiring throughout the facility.

# Alaska Rural Primary Care Facility

ANTHC

## Code and Condition Survey

City of Skagway

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Skagway

Description : **Patient Care/Critical Care Requirements**

Clinic Number: **4**

Reference Number:	<b>Esk13</b>
----------------------	--------------

Discipline: **E**

Deficiency Code: **01**  
**#N/A**

### Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New 30 KVA Generator W/Transfer Switch	1	EA	\$15,625.00	\$15,625	\$2,635.55	\$2,636	\$18,261
Essential Elec. System Wiring	4,320	SF	\$2.90	\$12,528	\$1.57	\$6,800	\$19,328

#### Base Cost (Anchorage):

Times	1.200	General Requirements Factor:	\$37,588
Times	1.317	Area Cost Factor:	\$45,106
Times	1.150	For Contingency - Design Unknowns:	\$59,410
			<b>\$68,321</b>

**Estimated Total Cost: (2003)**

**\$68,321**

## **APPENDIX B: GENERAL PHOTOGRAPHS**



**AGE01**  
**South Elevation**



**AGE02**  
**West Elevation**



**AGE03**  
**North Elevation**



**AGE04**  
**Northwest Elevation**



**AGE05**  
**Typical Exterior Window**



**AGE06**  
**Front Entry Doors**



**AGE07**  
**Waiting Room**



**AGE08**  
**Waiting Room**



AGE09  
Hallway #1



AGE10  
Dental Exam Room Doors



AGE11  
Dental Exam #1, Room #2 Similar



AGE12  
Kitchen



**AGE13**  
**Morgue**



**AGE14**  
**Records Work Space in Hallway #3**



**AGE15**  
**Administration Office #2**



**AGE16**  
**Mental Health Office**



**AGE17**  
**Mental Health Office**



**AGE18**  
**Hallway #2**



**AGE19**  
**Pharmacy**



**AGE20**  
**Pharmacy**



**AGE21**  
**Public Restroom #1, Room #2 Similar**



**AGE22**  
**Main Corridor**



**AGE23**  
**Closet**



**AGE24**  
**Administration (Directors Office)**



**AGE25**  
**X-ray Room**



**AGE26**  
**Physicians Assistant Office #1**



**AGE27**  
**Storage Room in Attic**



**AGE28**  
**Attic Access**



**AGE29**  
**Mechanical Room**



**AGE30**  
**Laundry/Electrical**



**AGE31**  
**Physicians Assistant Office #2**



**AGE32**  
**Exam/Office**



**AGE33**  
**Exam/Office**



**AGE34**  
**Patient Restroom with Tub**



**AGE35**  
**Patient Rest room with Tub**



**AGE36**  
**Exam Room**



**AGE37  
Trauma Room**



**AGE38  
Trauma Room**



**AGE39  
Trauma Room**



**AGE40  
Trauma Room**



**AGE41**  
**Administration (Reception Office)**



**AGE42**  
**Lab**



**AGE43**  
**X-Ray Control Room**



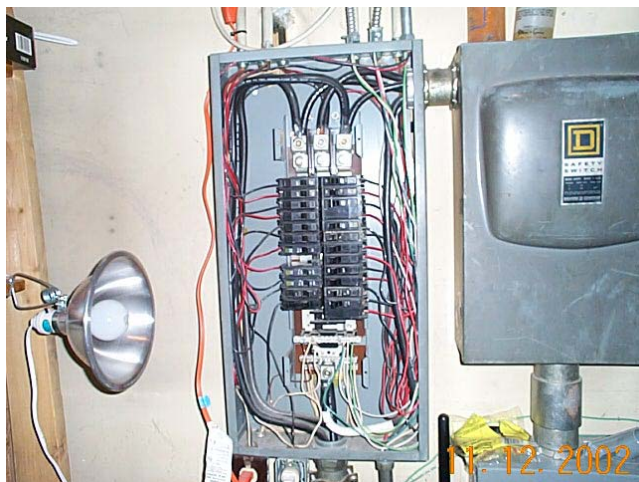
**AGE44**  
**Attic**



**EGE01**  
**Electrical Service**



**EGE02**  
**Main Disconnect and Panel**



**EGE03**  
**Interior of Main Panel**



**EGE04**  
**Sub-Panel**



**EGE05**  
**Attic Wiring**



**EGE06**  
**Electrical Generator**



**EGE07**  
**Antenna**



**EGE08**  
**Exit Signage**



**EGE09**  
**Emergency Lighting Modules**



**EGE10**  
**Interior Lighting**



**EGE11**  
**Site Lighting**



**EGE12**  
**Photocell Controlled Lighting**



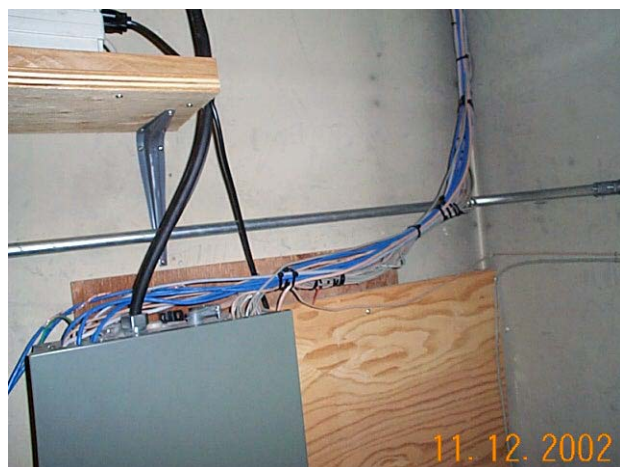
**EGE13**  
**Entry Lighting**



**EGE14**  
**Telephone Service Entrance**



**EGE15**  
**Patient Care Area**



**EGE16**  
**Telephone TTB**



**MGE01**  
**Clinic Boiler**



**MGE02**  
**HW Heat Exchanger**



**MGE03**  
**Boiler Stack and Damper**



**MGE04**  
**Combustion Air Opening**



**MGE05**  
Heating Piping & Circ Pump



**MGE06**  
Office Unit Heater



**MGE07**  
Heating Convactor



**MGE08**  
Bathroom Lavatory and Water Closet



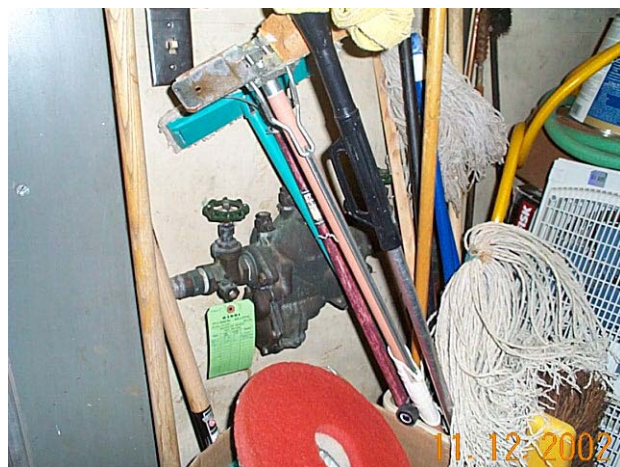
**MGE09**  
**Emergency Room Scrub Sink**



**MGE10**  
**Janitor's Sink**



**MGE11**  
**Lab with Sink**



**MGE12**  
**Clinic RPBFP in Boiler Room**



**MGE13**  
**Ceiling SA Diffuser**



**MGE14**  
**Underground Fuel Tank Fill Point**

## **APPENDIX C: CODE & CONDITION FIELD REPORT**

## **TABLE OF CONTENTS**

### **I. CODE AND CONDITION SURVEY FIELD DATA**

#### **ARCHITECTURAL**

- A. PROGRAM ASSESSMENT
- B. FIRE AND LIFE SAFETY
- C. ENVIRONMENTAL QUALITY
- D. BUILDING CONSTRUCTION
- E. INTERIOR CONSTRUCTION

#### **CIVIL**

- A. WATER SOURCE
- B. SEWER SERVICE
- C. SITE

#### **ELECTRICAL**

- A. ELECTRICAL SERVICE
- B. EXTERIOR ELEMENTS
- C. EMERGENCY SYSTEMS
- D. STANDARD ROOM ELECTRICAL
- E. SPECIAL PURPOSE ROOM ELECTRICAL
- F. TELEPHONE/TELEPHONE COMMUNICATION

#### **MECHANICAL**

- A. HEATING AND VENTILATION
- B. FUEL OIL SYSTEM
- C. PLUMBING SYSTEMS
- D. KITCHENS

### **II. FIELD DRAWINGS**

Check to indicate deficiency

	Gross Sq. Ft.	Comments
<input checked="" type="checkbox"/> Arctic Entry	0	ARPCF = 100 Difference = -100 (Deficiency: Ask09)
<input type="checkbox"/> Waiting/ Recep/ Closet	252	ARPCF = 170 Difference = +82
<input type="checkbox"/> Trauma/ Telemed/ Exam	240	ARPCF = 200 Difference = +40
<input checked="" type="checkbox"/> Office/ Exam	242	ARPCF = 300 Difference = -58 (Deficiency: Ask04)
<input type="checkbox"/> Admin./ Records	618	ARPCF = 10 Difference = +508
<input type="checkbox"/> Pharmacy/ Lab	133	ARPCF = 80 Difference = +53
<input type="checkbox"/> Portable X-Ray	188	ARPCF = 40 Difference = +148
<input type="checkbox"/> Spec. Clinic/ Health Ed./ Conf.	373	ARPCF = 150 Difference = +223
<input checked="" type="checkbox"/> Patient Holding/ Sleep Room	133	ARPCF = 150 Difference = -17 (Deficiency: Ask01)
<input type="checkbox"/> Storage	350	ARPCF = 120 Difference = +230
<input type="checkbox"/> HC Toilet	128	ARPCF = 2 @ 60 = 120 Difference = +8
<input type="checkbox"/> Janitor Closet	62	ARPCF = 30 Difference = +32
<input type="checkbox"/> Total Net Area	2791	ARPCF = 1570 Difference = +1221 (includes kitchen space identified below)
<input checked="" type="checkbox"/> Mechanical Room	64	ARPCF = 182 Difference = -118 (Deficiency: Ask01)
<input type="checkbox"/> Gross Building Area	4082	ARPCF = 2459 Difference = +1623
<input type="checkbox"/> Other	252	morgue, kitchen 72

Check to indicate deficiency

<input checked="" type="checkbox"/>	Access to Entry from Grade	Repair concrete lips or changes in grade over 1/2" (Deficiency: Ask02)
<input type="checkbox"/>	Access to Trauma Room	Good
	Maneuvering room for stretcher	Good
	Size of Door	Good
	Arctic Vestibule	Good
	Ramped access to trauma room door	Good
<input type="checkbox"/>	Travel Clerk Work Space	Okay
	Separate from CHA Work Space	
	Privacy for Travel/Account Consultation	
<input type="checkbox"/>	Health Aid Work Space: Number of Workstations	Many offices, okay.
<input type="checkbox"/>	Waiting Area: Location/Privacy	Good
<input checked="" type="checkbox"/>	Custodial Room separate from Mechanical Room	Separate from laundry room (Deficiency: Ask01)
<input checked="" type="checkbox"/>	Bathing Facilities: Shower or Tub	Not handicap accessible. (Deficiency: Ask01)
<input checked="" type="checkbox"/>	Toilet Room(s): Layout, Location	Many, all non-ADA compliant and all too small. (Deficiency: Ask01)
<input type="checkbox"/>	Itinerant Sleep Room: Is there a designated sleep room?	Non-required, provided off-site.
<input type="checkbox"/>	Trauma Room (12' x 14' clear between walls and cabinets).	OK
<input type="checkbox"/>	Appropriate shelving and cabinets for supplies and storage.	Ok, however antiquated
<input type="checkbox"/>	Separate area for Lab/Medications with Sink and Refrigerator.	OK
<input type="checkbox"/>	Adequate number of Exam Rooms for population.	Yes
<input type="checkbox"/>	Kitchen area: Separate from Lab/Medications.	Yes
<input type="checkbox"/>	Specialty Clinics	Dental & Mental Health space provided
	How are they handled?	within building
	Does this disrupt general clinic operations?	no
	Is there separate specialty clinic storage on site?	yes
<input type="checkbox"/>	Handling of Red Bag Waste: Community incinerator or fly out.	Community Incinerator
<input type="checkbox"/>	Other	

Check to indicate deficiency

<input type="checkbox"/> Frost heave or uneven settlement causes egress doors to stick.	Okay
<input type="checkbox"/> Sleep room windows are too small or inoperable.	No Sleep Room
<input type="checkbox"/> Attic draft stops if attic greater than 3000 gsf.	Okay
<input type="checkbox"/> Stair rise/run ratio too steep.	No stairs
<input type="checkbox"/> No guardrails on landings; guardrails not 42" high.	Non-required
<input type="checkbox"/> No second exit	Okay
<input type="checkbox"/> No second exit provided for sleeping rooms.	No sleep rooms.
<input type="checkbox"/> Size of doors for egress less than 36" at exterior.	Okay
<input type="checkbox"/> Exterior landings, stairs and ramps too narrow.	Okay
<input checked="" type="checkbox"/> Exterior walkways, ramps, etc., show signs of deterioration.	Need stoop/walkway outside mental health room. (Deficiency: Ask07)
<input checked="" type="checkbox"/> Inappropriate storage in furnace rooms, exit ways, & under buildings.	Remove storage/laundry room in front of electrical panels. (Deficiency: Ask08)
<input checked="" type="checkbox"/> General Design for Access to Exits	Records clerk currently has office in corridor that renders the exit, passageway too narrow. (Deficiency: Ask07)
<input type="checkbox"/> Exposed vapor retarder in ceiling voids used as plenums.	Okay
<input type="checkbox"/> Exposed urethane or other rigid foam insulation.	No
<input type="checkbox"/> Other	

Check to indicate deficiency

<input checked="" type="checkbox"/> Flooring	All flooring base requires replacement (ASK01)	
	Underlayment	unknown
	Cracks and bumps transmitting in Sheet Vinyl.	yes
	Ditto for Vinyl Composition Tiles.	
	Worn Carpeting.	yes
	Lack of Clean, Washable Surfaces with Cove Base	yes
<input checked="" type="checkbox"/> Walls	all walls require refinishing (ASK01)	
	General Paint and Wainscot Issues.	poor
	Sanitation Issue: special paint or vinyl wainscot needed in WC's.	
<input checked="" type="checkbox"/> Ceiling	all (gyp. Bd.) ceilings require replacement (ASK01)	
<input checked="" type="checkbox"/> Interior Doors	Hollow core, no privacy, all req. replacement (ASK03)	
<input checked="" type="checkbox"/> Casework	Antiquated, cracked, req. replacement. (ASK01)	
	Condition of Countertops, esp. at sinks.	
	Furnishings	antiquated-lowerer
<input type="checkbox"/> Other		

Check to indicate deficiency

- ☐
- Tundra over permafrost

\_\_\_\_\_

- ☐ Deep Permafrost with discontinuous permafrost.

[illegible]

- ☐
- Gravel required

---

- ☐
- Crushed rock required

---

- ☐ No fill material used.

---

- ☐
- Wet, saturated soil condition.

---

- ☐
- Well drained NFS soil condition.

---

- ☐
- Other

--

Evaluate condition, performance, and suitability of soil bearing pad

\_\_\_\_\_

good

Photo(s)

good

---

Check to indicate deficiency

☐ Timber Piling

Good  
Fair  
Poor

☐ Steel Piling

Good  
Fair  
Poor

☐ Triodetic System

Good  
Fair  
Poor

☒ Treated Wood Posts and  
Pads

Good  
Fair

☐ Treated Wood Pony Walls  
on Treated Mud Sills

Fair  
Poor

☐ Non-treated Mud Sills

Good  
Fair  
Poor

☐ Concrete Spread Footings  
w/ CMU Stem Walls

Good  
Fair  
Poor

☐ Are pilings tied to Pads  
and to Beams?

Yes  
No

How?

Comments:

Concrete, slab-on-grade in good condition

☐ Other deficiency

Evaluate condition,  
performance and suitability  
of bearing system used

Wood flooring posts are not structurally connected to floor joists or concrete footer.

Photo(s)

Ate03

Check to indicate deficiency

☐ None Used -- Permafrost is present.

☐ Unventilated Crawlspace

☐ Unheated Crawlspace

☐ Rigid Insulation under Soil

☐ Mechanically Refrigerated Pad

☐ No Thermo Siphons

☐ Other

Evaluate condition, performance and  
suitability of permafrost control system

N/A no issues

Photo(s)

## Architectural E.1: Floor Construction

Printed 07/31/2003 for Skagway Medical Services (Skagway)

Check to indicate deficiency

☐ Floor Beams

None, slab on grade

Size

Span

☐ Floor Joists

None, slab on grade

Size

Span

☐ Soffit Panels

none

☐ Soffit/Floor Insulation

none

☐ Floor Vapor Retarder

n/a

☐ Estimated Composite R-Value

n/a

☐ Other deficiencyEvaluate condition and suitability  
of floor structure system used

Okay, slab-on-grade, good condition

Photo(s)

none

Check to indicate deficiency

☐ Stud size and spacing

☐ Exterior Sheathing

metal-good condition

☐ Wall Insulation

☐ Air Infiltration Barrier

☐ Exterior Siding in addition to sheathing

steel siding over steel heavy frame

☐ Exterior GWB for Fire Rating

☐ Vapor Retarder in Walls

assumed

☐ Interior Wall Board

☒ Other deficiency

Estimated Composite R-Value

R-13 assumed

Evaluate condition and suitability of wall system

Steel framed building w/interior wood furring. Metal siding (heavy duty) good condition, fair

Photo(s)

None

Check to indicate deficiency

<input type="checkbox"/> Roof Trusses	(steel frame, beams & purlins)
<input type="checkbox"/> Roof Joists	
<input type="checkbox"/> Roof Beams	
<input type="checkbox"/> Screened Vents	Yes
<input type="checkbox"/> Beam Support Columns	
<input type="checkbox"/> Vapor Retarder	
<input type="checkbox"/> Interior Wall Board	
<input type="checkbox"/> Attic Access	OK
<input type="checkbox"/> Eave Ventilation	
<input type="checkbox"/> Gable Ventilation	
<input type="checkbox"/> Ridge Ventilation	roof ventilation, mechanical
<input type="checkbox"/> Roofing Material	
<input type="checkbox"/> Roof Underlayment	
<input type="checkbox"/> Flashing	steel, good condition
<input type="checkbox"/> Other Materials	
<input type="checkbox"/> Other deficiency	
Estimated Composite R-Value	R-19 assumed
Evaluate condition and suitability of roof system used	Structurally sound, finishes old however in fair condition
Photo(s)	

Architectural E.4: Exterior Doors  
Printed 07/31/2003 for Skagway Medical Services (Skagway)

Check to indicate deficiency

☐ Exterior Door Construction

☐ Door Trim

☐ Door Caulking

☐ Door Painting/Finish

☒ Door Hardware

☐ Weatherstripping

☐ Other deficiency

Evaluate condition and suitability  
of Door system used

Photo(s)

needs handicap hardware (ASK03)

Front entry has a glass store-front, good condition. Other ext. doors are insulated hollow metal, good condition.

(AGE06)

Check to indicate deficiency

☐ Exterior Window Construction

☐ Window Trim

☐ Window Caulking

☐ Window Painting/Finish

☐ Window Hardware

☐ Other deficiency

Evaluate condition and suitability  
of Window system used

Double pane slider windows, fair condition for age of building, no replacement required

Photo(s)

(AGE05)

Check to indicate deficiency

☐ Underlayment

☒ Carpeting

loose, old (ASK01)

☐ Vinyl Tile

☒ Sheet Vinyl

cracked, peeling (ASK01)

☒ Integral or Rubber Base

Not sealed @ base or non-existent (ASK01)

☐ Other deficiency

Evaluate condition and suitability  
of floor finishes used

all interior floor finishes req. replacement

Photo(s)

N/A

Check to indicate deficiency

☐ Paneling

☐ Plywood

☒ Gypsum Board

☐ Wainscot

☐ Finish

☐ Other deficiency

Evaluate condition and suitability  
of wall finishes used

Photo(s)

cracked, need paint (ASK01)

antiquated however in fair condition in restrooms

all interior gyp.bd surfaces req' re-finishing

N/A

Check to indicate deficiency

☒ Gypsum Board

Cracked, req's re-finishing (ASK01)

☐ Fiberboard

☐ Plywood

☐ Acoustical Tiles

☐ Suspended T-Bar

☐ Finishes

☐ Other deficiency

Evaluate condition and suitability  
of ceilings used

new paint required throughout, patching required in some areas

Photo(s)

ASK01

Check to indicate deficiency

☒ Doors

HC-Wood HC-Wood

SC-Wood

HC-Metal

☒ Frames

Wood

Wood

HC-Metal

☐ Casing

Wood

Other

☐ Finishes

☒ Hardware

Not ADA compliant

☐ Other deficiency

Evaluate condition and suitability  
 of interior doors used

Replace all interior doors and hardware & frames to improve privacy and ADA  
 accessibility

Photo(s)

(ASK03)

Check to indicate deficiency

☐ Built-In Casework

LF Uppers

LF Bases

☐ Box Construction

☐ Top Construction

☐ Other

☐ Finishes

☐ Hardware

Evaluate condition and suitability  
of casework used

All casework is antiquated, however, with minor repairs and refinishing can be utilized as fair condition. Plenty of casework throughout the facility. (AGE38)

Photo(s)

Chairs

Tables

Desks

Other

Evaluate condition and suitability of furnishings used

Antiquated but in fair condition

Photo(s)

AGE08

*Check to indicate deficiency*

☐ Floor Insulation

☒ Wall Insulation

upgrade apx. R-13 to R-21 (ASK01)

☒ Attic/Roof Insulation

upgrade apx. R-19 to R-30 (ASK01)

☐ Attic Ventilation

appears adequate

☐ Other deficiency

Check to indicate deficiency

<input checked="" type="checkbox"/> Vestibules	new artctic vestibule @ front entry. (ASK01)
<input type="checkbox"/> Orientation to Sun	
<input type="checkbox"/> Orientation to Weather	
<input type="checkbox"/> Siting Issues	
<input type="checkbox"/> Accessibility to Community	OK
<input type="checkbox"/> Accessibility to Airport/Transportation	OK
<input type="checkbox"/> Other deficiency	

Check to indicate deficiency

Manufacturer / Type (B-1, 2, ...)	National / Cast Iron	
Boiler Model/Serial	6-25B / -	
Boiler/Input (BTU)	4.5 GPH / 352.6 MBH Net I-B-R	
Burner Type/Model No	Beckett / RWB	
Burner Capacity (GPM)	4.5 gph	
Proper Boiler Trim (T&P valve, LWCO, Temp/Pressure gauge, etc.)	Yes	No LWCO
<input type="checkbox"/> Ignition and Safety Controls	No	
<input type="checkbox"/> Temperature Controls (Single t'stat, economizer, etc.)	Single T'stat, 2 zones	
<input type="checkbox"/> Est. Age/Condition	Good Fair	35 Years
<input type="checkbox"/> Other deficiency		
Comments		
Photo(s)	yes	
Sketch	yes	

Check to indicate deficiency

Manufacturer (AHU 1, 2, ...)		Not Accessible (in attic)
Fan Model/Serial No.		?
Blower CFM		<2000 cfm
Blower Motor (HP/Volts/Ph)		?
<input checked="" type="checkbox"/> Ventilation O/A connection	Yes	From Attic
<input checked="" type="checkbox"/> Air Filters (type, condition)	Good Fair Poor	Assume none or poor
<input type="checkbox"/> Heating Coil		N/A
<input type="checkbox"/> Air Distribution (ducted S/A, R/A, O/A, mixing box, FD's, etc.)		S/A
<input type="checkbox"/> Ignition and Safety Control (Flame failure, high temp control air flow providing switch, fire stat, smoke detectors,		N/A
<input type="checkbox"/> Temperature Controls (single t'stat, economizer, etc.)		Start/ Stop switch in hallway
<input checked="" type="checkbox"/> Est. System Age/Condition	Good Fair	25 years +
<input checked="" type="checkbox"/> Other deficiency		Clinic doesn't use - not operational
Comments		Summer vent fan only (When operational) (Fan motor starts - no air) - Probably no belt
Photo(s)		yes
Sketch		

Toyo Stoves, Electric  
Heaters, etc.

none

Comments

Photo(s)

Check to indicate deficiency

<input type="checkbox"/> Appropriate type of appliance(s) venting (Type B, L, double wall, plastic)	Type L for Boiler
<input type="checkbox"/> Forced/normal draft (ft above appliance)	Normal draft, 1' to barometric damper
<input type="checkbox"/> Appropriate draft hood or regulator	No
<input type="checkbox"/> Appropriate vent termination	No
<input type="checkbox"/> Above Roof	Yes
<input type="checkbox"/> Within gravity-air inlet	Yes
<input type="checkbox"/> Within forced-air vent	N/A
<input type="checkbox"/> Within property line	Yes
<input type="checkbox"/> Caps in place	Yes
<input type="checkbox"/> Guyed wire (>5 ft high)	n/a
<input checked="" type="checkbox"/> Conditions (rusted, etc.)	Good Fair Severe Corrosion
<input type="checkbox"/> Other deficiency	
Comments	
Photo(s)	yes
Sketch	yes

Check to indicate deficiency

☐ Combustion air  
openings

No

☐ Size opening (horiz/vert)

1@ 24 x 36

☐ Combustion air ducts

N/A

☒ Separate ventilation  
system

Yes

☒ Other deficiency

Damper at opening

Comments

Photo(s)

yes

*Check to indicate deficiency*

☐ Fire dampers @  
Mechanical Room

Yes  
No

--

☐ OSA insulation  
present/type

Yes  
No

--

☐ Other deficiency

--

Comments

--

Photo(s)

--

Check to indicate deficiency

☒ Filter/Strainer

Yes

☒ Air Separator/Purger

Yes

☒ Expansion Tank (Type, water logged)

☐ System Pressure

☐ Glycol or water heating medium

☐ Adequate separation to water well, drink water/intake

☐ Glycol fill system

☐ Possible domestic water cross connect

☐ Double check at fill

☐ Other deficiency

Comments

Photo(s)

Piping Diagram Sketch

AAV only

Plain steel tank (B&G) no sight glass

13 psi

Water

No

N/A, CW Fill w/ BFP & PRV

Yes

Yes

yes

yes

Check to indicate deficiency

Manufacturer / Type	B & G & Taco Circulator Series	
Model / Serial	can't read / 007	
Pumps Motor (Hp/Volt/Ph)	1/40 hp, 120 v, 1 ph	
<input type="checkbox"/> Est. Pump Capacity (GPM @ TDH)	10 gpm at 15 ft. hd.	
<input checked="" type="checkbox"/> Proper Trim (Pressure gauge, shut-off valves, discharge check, etc)	Shutoff valves only	
<input type="checkbox"/> Est. Age/Condition	Good	15 years each
	Poor	
<input type="checkbox"/> Other deficiency		
Comments		
Photo(s)	yes	
Drawing	yes	

Check to indicate deficiency

☐ Adequate separation to water well, drink water/intake (Typical > 100 ft)

No

☒ Adequate separation to property lines or building (Dist. varies per UFC, typically > 30 ft to property line; 5 ft to building)

Yes

adjacent to alley

☐ Adequate separation to eroding bank or beach, or in a flood plan (Typically >25 ft)

No

☐ Other deficiency

Comments

Photo(s)

yes

Sketch of Site

yes

Check to indicate deficiency

Type (Horiz, vert, round, rect, etc.)		Underground
Tank size (Height x length x dia.)		??
Calculated capacity		? No one knows at the clinic
<input checked="" type="checkbox"/> Construction in accordance with UL or API standards	Yes	
<input checked="" type="checkbox"/> Appropriate venting, gauging, etc.	Yes	1 1/2" V @ 7' A.G.
<input checked="" type="checkbox"/> Structural flaws (Dented, poor welds, severe corrosion)	No	35 years old
<input type="checkbox"/> Adequate tank foundation or support (Unstable, direct contact with ground, wooden timber cribbing, unprotected steel, etc.)	Yes No	?
<input checked="" type="checkbox"/> Appropriate labeling & Security	Yes	
<input checked="" type="checkbox"/> Other deficiency		Needs replacement (per users) 2" fill (not locked)
Comments		
Photo(s)		yes
Sketch		yes

Check to indicate deficiency

☐ Active Leaks

Yes  
No

N/A

☐ Piping Type (Welded/threaded  
steel, copper, etc)

☐ Low melt point materials  
(Aluminum rubber,

Yes  
No

☐ Improper or inadequate support

Yes  
No

☐ Exposed to traffic hazard

Yes  
No

☐ Appropriate valving (Anti-Siphon,  
fusible link, flex connection, shut-  
off valves, check valves, etc)

Yes  
No

☐ Other deficiency

Comments

Underground piping to Boiler

Photo(s)

Piping Diagram Sketch

Check to indicate deficiency

Type of Appliance (Boiler, furnace, W.H.)

Boiler

Type of piping (Copper with soldered joints, other)

copper with flare fittings

Type of piping system

2 pipe system

No

1 pipe system

Yes

Tiger Loop

Yes

☐ Improper or inadequate support

Yes

☐ Exposed to traffic hazard

Yes

☐ Filter, type

No

?

☒ Fusible valve, type

Yes

☒ Shutoff/check valve in return

Yes

☐ Other deficiency

Comments

Photo(s)

yes

Sketch

yes

Check to indicate deficiency

Manufacturer/Type	Heat Exchanger (Shell & Tube)	
Model/Serial No.	B&G T-30 / ?	
W.H. Input (BTU)	?	
<input checked="" type="checkbox"/> Proper HW Trim (T&P valve, temp/pressure gauge, drain valve, etc.)	no	
Circ Pump (Model, HP/Volts, etc.)	B&G Circulator (Not accessible)	
<input type="checkbox"/> Proper Ignition and Safety Controls	Yes No	N/A
<input checked="" type="checkbox"/> Est. Age/Condition	Good Fair	35 years
<input checked="" type="checkbox"/> Other deficiency	No VB on Shell	
Comments		
Photo(s)	yes	
Sketch	yes	

Water Closets

Comments

Location

Bathrooms




Quantity





Seal to Wall/Floor








Wall or floor MTD








18" wall to center








17" -19" floor to seat








Flush valve <44" AFF








Flush valve handle toward wide side?








Grab bars side/back








Seat Loose








Open front seat?








Elongated bowl?

Lavs	Bathroom (Corner Lavs)			Comments
Location				
HC Accessible	<div>Yes</div>	<div>Yes</div> <div>No</div>	<div>Yes</div> <div>No</div>	
34" floor to rim	<div>Yes</div>	<div>Yes</div> <div>No</div>	<div>Yes</div> <div>No</div>	
29" floor to apron bottom	<div>Yes</div>	<div>Yes</div> <div>No</div>	<div>Yes</div> <div>No</div>	
30" x48" in front	<div>Yes</div>	<div>Yes</div> <div>No</div>	<div>Yes</div> <div>No</div>	
Temp of HW	<div>Yes</div>	<div>Yes</div> <div>No</div>	<div>Yes</div> <div>No</div>	122 F
Insulation @ P-trap	<div>Yes</div>	<div>Yes</div> <div>No</div>	<div>Yes</div> <div>No</div>	

Check to indicate deficiency

Toilet Exhaust  
Fan

Comments

Location

Bathroom

Lab

Operational

No

Yes

Yes

No

Ducted to outside?

No

Yes

Yes

No

☐ Other deficiency

Check to indicate deficiency

<input type="checkbox"/> Adequate size service piping	Yes	City Water & Sewer
	No	
<input type="checkbox"/> Building cleanout		
	No	
<input type="checkbox"/> Proper Venting		
	No	
<input type="checkbox"/> Est. Age/Condition	Good	
	Poor	
<input type="checkbox"/> Other deficiency		
Comments		
Photo(s)		
Sketch		

Check to indicate deficiency

☒ Vapor Hood provided  
@ convection oven

Yes

☐ Dishwasher

Yes

Air gap

Yes

No

Cycle present?

Yes

No

☐ Sinks

2 comp sink

No

140° F hot, LH  
side

Yes

☐ Other Deficiency

122 deg F hot water temperature

Comments

Enter filenames of any attached photos, sketches, or diagrams:

Provide a sketch of the Boiler Room floor plan. Show major equipment and location.

yes

Provide a Piping diagram of the boiler piping, fuel oil system, water heater, sewer sump, etc.

yes

Provide a detail of any air handling equipment, boiler, furnace, water heater, fuel oil storage tank, etc.

yes

Comments

Check to indicate deficiency

Overhead	<input type="checkbox"/> No		
Ground Current	14	The mechanical engineer measured 14.6 Amps on the ground. However, it is unclear exactly what he was measuring.	
<input checked="" type="checkbox"/> Ground rod used?	<input type="checkbox"/> Yes		
<input checked="" type="checkbox"/> Plumbing grounded?	<input type="checkbox"/> Yes	Could Not locate Ground bond to Metallic Piping Systems	
<input checked="" type="checkbox"/> Steel Frame/Piling Grounded	<input type="checkbox"/> Yes	Building steel nor foundation is bonded.	
	<input type="checkbox"/> N/A		
Meter#		Meter Multiplier	(Unknown)
CT Ratio	NA	Peak Demand	(Unknown)
Main Breaker Size	200/3	Make/Model	(Unknown)
Service Voltage	240/120 1 Ph		
Transformer Size	(Unknown)	XFMR Location	Pole
Service Size (# and type of Conductors)	#3/0 or 2/0?	Measure Voltage	238
Insulation Type	THHN	Name of Utility	
A.N	119	B.N	118
		C.N	119
<input checked="" type="checkbox"/> Condition	<input type="checkbox"/> Good <input type="checkbox"/> Fair	The building system is 3 phase equipment. However, the utility connection is single phase. Phase c is a jumpered B phase.	
<input checked="" type="checkbox"/> Other deficiency	Aluminum and Copper conductors are terminated under a lug only rated for 1 conductor. Grounding and bonding is not adequate.		
Comments	The electrical service for the site is extremely complex with odd unusual voltages and multiple disconnects and services. During this the information gathered for the meter and main disconnect		
Photo(s)			
Sketch of Site			
Copy of Utility Bill			

Check to indicate deficiency

<input checked="" type="checkbox"/> Neutrals/Grounds Separated To Service	<input checked="" type="checkbox"/> Yes	Neutrals and grounds are terminated on the same bus in each of the three panels. Ground busses are not installed in the panels.
Feeder Size (Copper or Aluminum)	#2/0 or #3/0?	Insulation Type THW 600V
Buss Rating/MDP Ampacity	200 Amp	Make/Model of MDPF Sq D NQO
Number of Poles	22	Spare Capacity 6
Clearance in Front of Panel (36" min)	The working clearance is obstructed by washing machine.	
Overhead Breakers	<input checked="" type="checkbox"/> Yes	
Dry Type Transformers?	<input checked="" type="checkbox"/> Yes	
Voltage and KVA		
Make/Model		
<input type="checkbox"/> Separate grounding for Transformers?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NA
<input checked="" type="checkbox"/> Condition	Good Fair	
<input checked="" type="checkbox"/> Other deficiency	Essential Electrical System not provided. Generator or the transfer switch is not Emergency Rated.	
Comments	Building electrical system is near the end of useful life.	
Photo(s)		
Sketch One Line Diagram		

Check to indicate deficiency

Check to indicate deficiency					Comments
ID	xray				
<input checked="" type="checkbox"/> Directory up-to-date?	Yes No	Yes No	Yes No	Yes No	
<input checked="" type="checkbox"/> Neutrals/Grounds separate?	Yes No	Yes No	Yes No	Yes No	
<input type="checkbox"/> Open knock-outs?	Yes No	Yes No	Yes No	Yes No	
Feeder size	#3/0 or 2/0?				
Breaker size (Main)	100/A				
<input type="checkbox"/> Overheated breakers?	Yes No	Yes No	Yes No	Yes No	
Make/Model	Sq D QO				
<input type="checkbox"/> Condition	Fair Poor	Good Fair Poor	Good Fair Poor	Good Fair Poor	
<input type="checkbox"/> Other deficiency					
Comments	12 Space panel				
Photo(s)					
Copy of Directories					

Check to indicate deficiency

Outlets-Qty	0	Lights-Entries	1
<input checked="" type="checkbox"/> Outlets-GFCI	Yes	None installed	
Lights Parking Lot	Yes from building and adjacent pole.		
<input type="checkbox"/> Outlets-WP, Condition	Good Fair Poor	NA	
<input type="checkbox"/> 1/3 FC Min	Yes No	NA	
Lights-Play Areas	NA		
Lights-Type	HID		
<input type="checkbox"/> Photocell switching?	No		
<input type="checkbox"/> Condition	Good Poor	Lens turning yellow and dirty, some abandoned incandescent lighting needs to be demolished.	
<input type="checkbox"/> Other deficiency			
Comments			
Photo(s)			
Sketch Site Lighting			

Check to indicate deficiency

☐ GFCI receptacle within 10 feet of Electrical equipment

Yes  
No

☐ Disconnect on fans, HVAC

Yes  
No

☐ Heat tape in roof drains?

Yes  
No

☐ Conduits threaded on roof (No EMT)

Yes  
No

☐ Overhead power lines greater than 8' above Roof

Yes  
No

☐ Penetrations sealed?

Yes  
No

☐ Condition

Good  
Fair  
Poor

na

☐ Other deficiency

Comments

Check to indicate deficiency

<input checked="" type="checkbox"/> Two Exit signs in Exit Corridor?	Yes	
<input checked="" type="checkbox"/> Door swings outward at Exit?	Yes	
<input checked="" type="checkbox"/> Flashing exit sign if electric?	Yes	
<input checked="" type="checkbox"/> Darkrooms or special occupancy?	Yes	
	N/A	
<input checked="" type="checkbox"/> Condition	Good Fair	Some units failed after 10minutes.
<input type="checkbox"/> Other deficiency		
Comments		

Check to indicate deficiency

<input checked="" type="checkbox"/> Lighting each exit @ 1 F.C.	Yes	
<input checked="" type="checkbox"/> Lighting corridor @ 1 F.C.	Yes	
<input type="checkbox"/> Lighting at public spaces	No	
<input type="checkbox"/> Condition	Good Fair	
<input type="checkbox"/> Other deficiency		
Comments		

Check to indicate deficiency

Make and Model No.	NA	
<input type="checkbox"/> Pull Stations @ exits	Yes No N/A	
<input type="checkbox"/> Pull Stations @ 48" AFF	Yes No N/A	
<input type="checkbox"/> Horn Strobes	Yes No	
<input type="checkbox"/> Batteries	Yes No	
<input type="checkbox"/> Dial Up Connection	Yes No	
<input type="checkbox"/> Condition	Good Fair Poor	
<input type="checkbox"/> Other deficiency		
Comments		

Check to indicate deficiency

<input type="checkbox"/> Heat in Boiler Room (190 deg.)	Yes No	
<input type="checkbox"/> Heat in Janitor Closet	Yes No	
<input type="checkbox"/> Heat Type in Toilet Room	Yes No	
<input type="checkbox"/> Spacing meets code	Yes No	
<input type="checkbox"/> More than 24" from S/A Diffuser	Yes No	
<input type="checkbox"/> Fixed temp sensor in Entry	Yes No	
<input type="checkbox"/> Condition	Good Fair Poor	NA
<input type="checkbox"/> Other deficiency		
Comments	1 Battery powered smoke detector in office are.	

Check to indicate deficiency

Voltage	277V				
	Both Measure				
<input type="checkbox"/> Photocell Switching?	No				
<input type="checkbox"/> Occupancy Sensor?	Yes				
<input checked="" type="checkbox"/> Lens Condition	Good	lighting is nearing end of useful life			
<input type="checkbox"/> Bulb/Type Condition	Poor				
<input type="checkbox"/> PCB Ballasts	Yes	Unknown			
	No				
Lighting Levels (Average)		Shop	Age		
Corridors (20 FC Min)		Entries	Age		
Office (50 FC Min)		Others	Age		
<input type="checkbox"/> Condition	Good				
	Poor				
<input type="checkbox"/> Exam Rooms	Good				
	Poor				
<input type="checkbox"/> Other deficiency					
Comments	Some fixtures in each area are wired as night lights				

Check to indicate deficiency

<input checked="" type="checkbox"/> Switches 48" mounting height (54" if side reach)	Yes	46"
<input checked="" type="checkbox"/> Receptacles 15" minimum mounting Height	Yes	18"
<input checked="" type="checkbox"/> Grounding type receptacle	No	1 receptacle did not have ground.
<input checked="" type="checkbox"/> Quantity of receptacles inadequate	No	
<input checked="" type="checkbox"/> Condition	Good Fair	Receptacles are near the End of Useful Life.
<input checked="" type="checkbox"/> Other deficiency		Redundant grounds not provided in Patient Care Areas.
Provide test of all outlets for wiring deficiencies.		All receptacles tested correctly
Comments		

Check to indicate deficiency

☒ GFCI within 10' of sink?

Yes

No GFI receptacles are provided.

N/A

☐ Lighting cleanable?

Yes

No

☐ Horn/Strobe?

Yes

No

☐ Conditions

Good

Poor

☐ Other deficiency

Comments

Check to indicate deficiency

☐ Outlet in every room (Qty)

No  
N/A

Number of Lines (pairs)

Unknown

☐ Condition

Fair  
Poor

Facility has new phone system.

Name of Utility

Phone # of Utility

☐ Other deficiency

Comments

Check to indicate deficiency

☐ Cat 5, Telecom, Network?

Yes  
No

☐ Condition

Good  
Fair  
Poor

NA

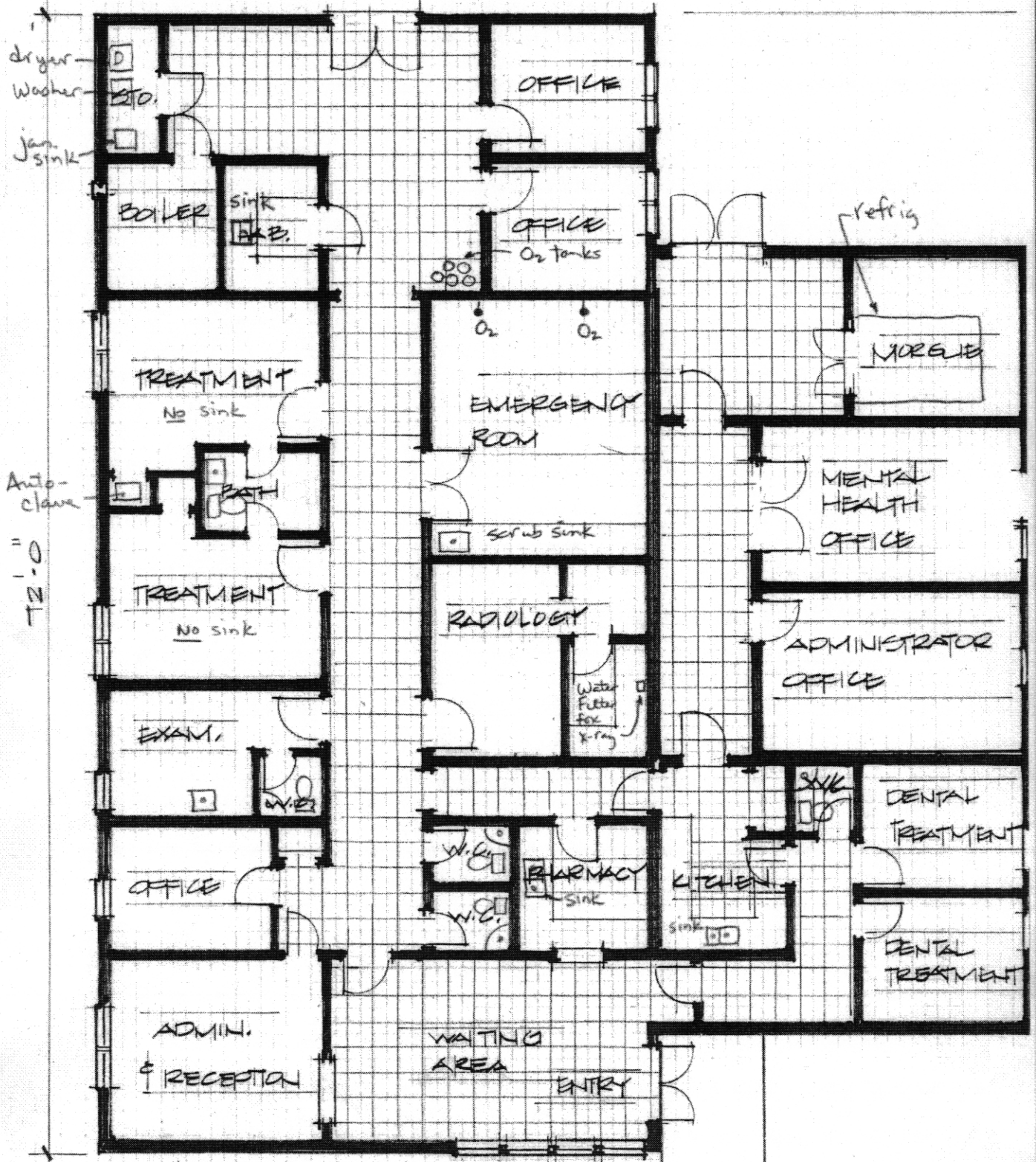
☐ Other deficiency

Comments

4/29/02

30'-0"

24'-0"

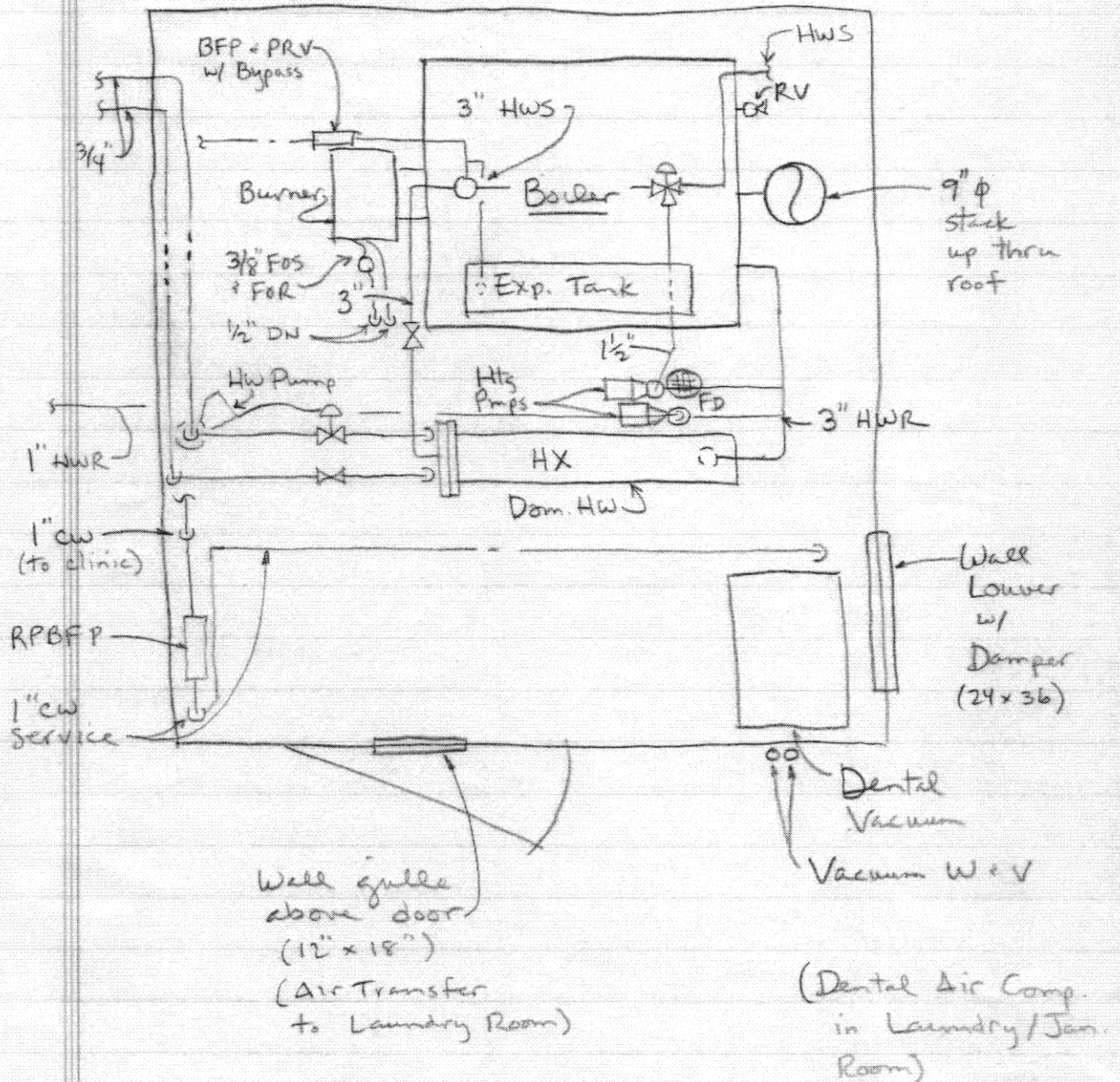


SKAGWAY MEDICAL CLINIC

EXISTING LAY OUT

Skagway

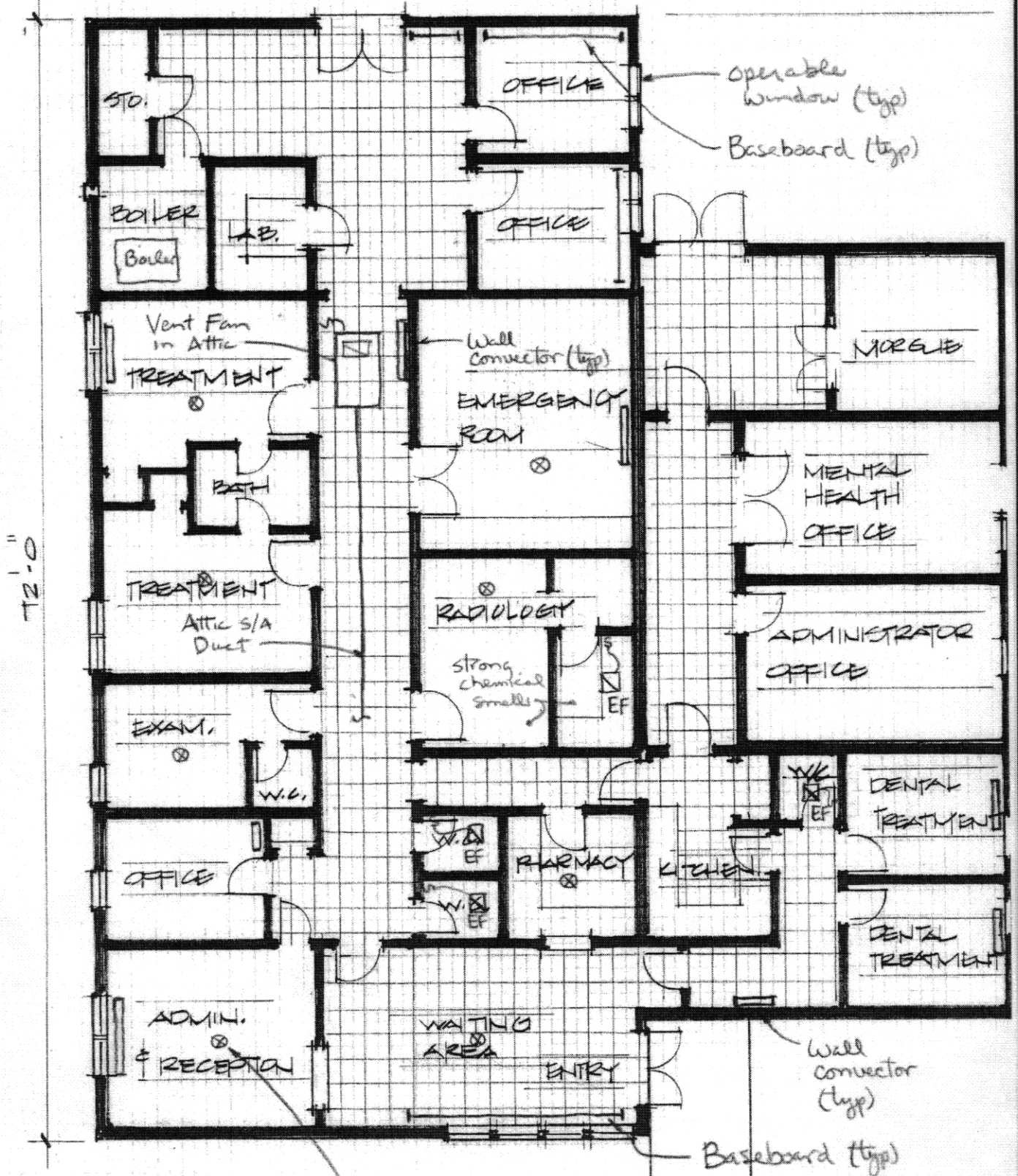
## Boiler Room



4/29/02

30'-0"

24'-0"



SKAGWAY MEDICAL CLINIC

EXISTING LAYOUT

4/29/02

30'-0"

24'-0"

no cover

meter Base

main Panel (see sketch)

STO.

OFFICE

BOILER

STO.

LAB.

OFFICE

TREATMENT

EMERGENCY ROOM

MORELIE

broken outlet

BATH

MENTAL HEALTH OFFICE

Panel (not accessible)

TREATMENT

RADIOLOGY

no ground  
hook

Sub panel  
(S.D. "QO"  
panel  
"QOC412125"

ADMINISTRATOR OFFICE

EXAM.

W.C.

W.C.

PHARMACY

KITCHEN

W.C.

DENTAL TREATMENT

OFFICE

W.C.

GFI (Good)

NO GFI

DENTAL TREATMENT

ADMIN.

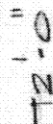
RECEPTION

WAITING AREA

ENTRY

SWANWAY MEDICAL CLINIC

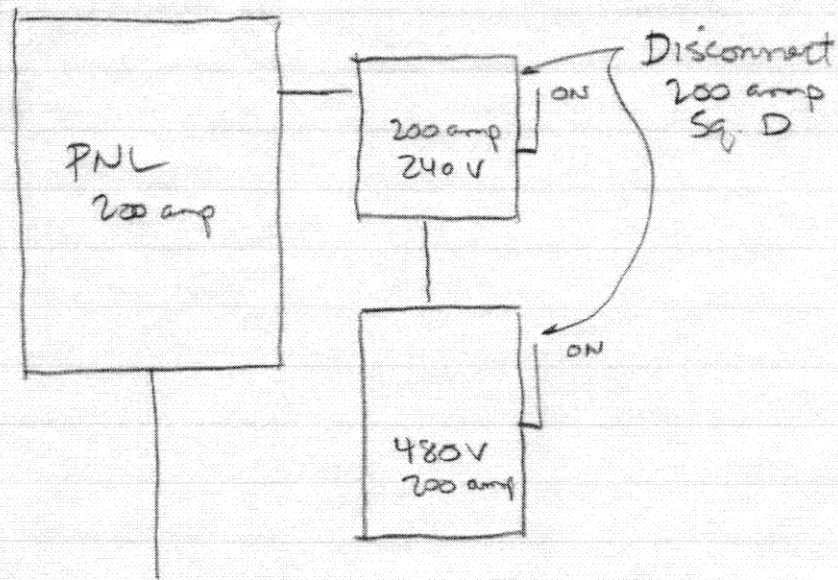
24-0



SLAGWAY MEDICAL CLINIC

Skagway

Meter base on  
other side of  
wall



Generator located in outside building  
↑ (not used or tested - per users)

***This Report was Prepared By:***

**Skagway Medical Services Corporation**

***with assistance from:***

LARSEN CONSULTING GROUP

**Jernstrom Engineering**

Consulting Mechanical Engineers

 **ESTIMATIONS**



LARSEN CONSULTING GROUP  
*architecture • engineering • surveying*

Phone: (907) 243-8985  
Fax: (907) 243-5629  
Web: [www.larsen-anc.com](http://www.larsen-anc.com)

Address:  
3710 Woodland Drive, Ste. 2100  
Anchorage, Alaska 99517